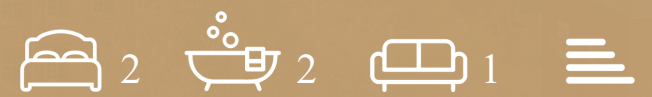




25 West Block Shaddon Mill, Carlisle, CA2 5WB

Guide price £265,000





# 25 West Block Shaddon Mill

Carlisle, CA2 5WB

- Immaculate 2 Bed Penthouse Suite
- Stunning, Panoramic Views Across the City
- Lift Served Accommodation
- Central City Location with Allocated Parking Space
- 2 Spacious Bedrooms and Well Appointed Bathrooms
- Perched Atop an Iconic Former Cotton Mill
- Over 1,800sq ft of Living Space
- Beautifully Renovated with Undeniable WOW Factor
- 17m Open Plan Living Room / Dining Room / Kitchen
- Viewing is Essential

Experience luxury within this flawless 2-bed penthouse suite, perched atop an iconic, converted former cotton mill. Meticulously renovated in 2008 by the esteemed local builders, Story Homes, this property boasts panoramic views in every direction, capturing the charm of the famous Carlisle Castle and Cathedral. Immerse yourself in the allure of contemporary industrial design, where striking stone walls and soaring ceilings seamlessly blend with characterful features. Further emphasising the convenience of this property is it's excellent central location on the outskirts of the city centre, close to a range of amenities and facilities. This property epitomises a harmonious blend of history and modernity, providing a unique living experience that is as distinctive as it is luxurious.



### Entrance Hallway

Front door leading into the entrance hallway which has doors off to the accommodation. Fitted carpet. A large walk in storage cupboard. Wall mounted intercom unit.

### Open Plan Living Room / Dining Room / Kitchen

55'9" x 21'9" (17 x 6.64)

With undeniable wow factor this 17m long room has incredibly high ceilings complete with skylights allowing natural light to fill the vast space. There are striking exposed beams and exposed stone walls. At one end is a stunning wood burning stove and two windows looking South across the city. At the opposite end is an attractive kitchen suite fully equipped with a range of wall and base units with complementing worktops, integrated NEFF electric oven, hob, microwave, dishwasher, Zanussi fridge, wine rack and breakfast bar.

### Primary Bedroom

17'8" x 14'11" (5.39 x 4.57)

A spacious double bedroom with exposed beams and stone wall. Fitted carpet. Double glazed window unit with views to the South. Door off to the en-suite shower room.





### Primary En-Suite

7'10" x 5'2" (2.4 x 1.6)

A spacious en-suite with a walk in shower cubicle containing a mains shower unit, low level w/c and a sink unit. Tiled walls and flooring. Chrome heated towel rail.

### Bedroom Two

17'7" x 10'5" (5.37 x 3.18)

A spacious double bedroom with exposed beams and stone wall. Fitted carpet. Double glazed window unit with views to the South.

### Bathroom

8'6" x 5'10" (2.60 x 1.80)

Has a fitted three-piece suite comprising a panelled bath, sink unit with drawer under and a low level w.c. Tiled walls and flooring. Recess housing a mirror with downlights. Chrome heated towel rail.

### Communal Areas

The building has a secure door entry system with an intercom and has well maintained communal areas which are regularly cleaned. There is also a lift servicing the all floors and the penthouse suite. There is also the added benefit of an allocated car parking space which is nearest the communal entrance. There is also the added benefit of a secure storage unit within the building.

### Directions

From Carlisle city centre, head West on Castle Way via Hardwicke Circus. Turn left onto Shaddongate and pass the Viceroy. Turn left again into the Shaddonmill car park. W25 parking space is on the right-hand side by Staged Right Studios entrance.





## Floor Plans



## Viewing

Please contact our Lakes Estates Office on 01768 639300 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Penrith,  
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## Location Map



## Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		