



Two bedroom duplex apartment and additional ground floor  
accommodation

6 Esk Street, Longtown, Carlisle, CA6 5PU



# Two bedroom duplex apartment and additional ground floor accommodation

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## Guide Price

£85,000

## Description

Presently used as a ground floor hair salon, with two bedroom duplex apartment above, this building offers huge scope for further development, perhaps by creating two residential units, or one larger property. The property is on a conservation street within Longtown, with ample on street parking.

## Selling Agents

C&D Rural, Lakeside, Townfoot, Longtown, Carlisle, CA6 5LY







## KEY FEATURES

- Generous ground floor accommodation
- Separate two bedroom duplex apartment above
- Shared entrance hall to ground floor only
- Development potential
- Leasehold - 987 years remaining
- Central location within walking distance of amenities
- Conservation street
- Re-roofed within last 10 years (1/3 share of building maintenance)



## 6 Esk Street, Longtown, Carlisle, CA6 5PU

*A unique opportunity to acquire a large space with accommodation over three floors; presently utilised as a hair salon on the ground floor, with a separate two bedroom duplex apartment above. Located in the heart of Longtown on an attractive conservation street, with ample on street parking.*

**Ground Floor:** Shared entrance hall, room 1, room 2 leading through to utility/store, WC.

**Apartment:** Shared entrance hall to ground floor, private stairwell leading to first floor. Kitchen/breakfast room, sitting room, dining room/bedroom 3, inner hall, bathroom. Upstairs are two double bedrooms.

**Directions:** For the benefit of those with satellite navigation, the property's postcode is CA6 5PU.

**Situation:** Situated in the centre of Longtown with ample parking on the street. Longtown benefits from town centre facilities to include primary school, doctors surgery, chemist, a variety of independent shops, supermarket, fuel station, hotel/pubs/takeaways and a cash machine. Longtown is situated on the A7, due North of Carlisle and M6 (J44). This is an ideal location for access to the local road network to include the A74M and the M6, together with the A75 from Gretna Westward into Dumfries and Galloway and for the A69 to the Northeast at Brampton.





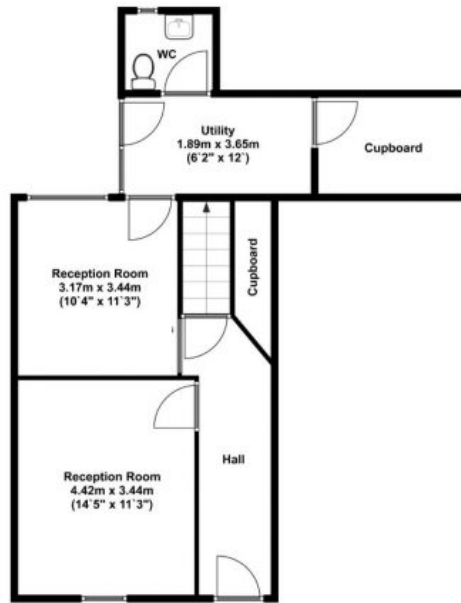
**The Accommodation:** 6 Esk Street is a flexible use space with ground floor rooms and residential accommodation spread over the upper two floors. The property is within walking distance to shops and local amenities.

The front door opens into a shared entrance hall, with two ground floor rooms located directly off the hall, as well as the door and private stairwell to the apartment above. The ground floor accommodation is generous, but requires some modernisation. Room 1 is located to the front of the building, with a large window overlooking the street. Room 2 is also spacious, with a window to the rear and direct access to a utility/store room and WC. There is a door leading out to the rear yard.

The apartment enjoys a private entrance from within the shared hallway, has been modernised to a good standard and offers versatile and spacious accommodation over the first and second floors. The kitchen/breakfast room is fitted with a range of modern units, while the sitting room boasts twin sash and case windows to the front aspect, an open fire, and staircase leading to the bedrooms above. The dining room could easily be used as a third bedroom if so desired. There is a spacious bathroom and two double bedrooms on the upper floor.

**Outside:** Informal access across rear yard for oil deliveries and refuse. Oil tank is located in the courtyard. Ample on street parking.





Ground Floor



First Floor



Second Floor







**Services:** 6 Esk Street is serviced by mains water and electricity and mains drainage. The property benefits from electric heating, open fire to the first floor sitting room and single glazed sash and case windows. There is an oil boiler to the ground floor area.

**EPC:**

**Lease:** Please note the property is Leasehold, with 987 years remaining.

**Solicitors:**

**Local Authority:** Carlisle City Council, Civic Centre, Carlisle, CA3 8QG. Tel 01228 817000.

**Council Tax:** 6 Esk Street is within Carlisle City Council council tax band A.

**Fixture and Fittings:** All standard fixtures and fittings are to be included in the sale.

**Matters of Title:** The property is sold subject to all existing easement rights, burdens, reservations and wayleaves, including rights of access and rights of way whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied themselves as to the nature of such easement rights and others.

**Money Laundering Obligations:** In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted.

**Viewing:** Strictly by appointment only through the sole selling agents, C&D Rural Tel: (01228) 792299.

**Website and Social Media:** Further details of this property as well as all others offered by C&D Rural are available to view on our website [www.cdrural.co.uk](http://www.cdrural.co.uk). For updates and the latest properties like us on [facebook.com/cdrural](https://facebook.com/cdrural) and Instagram on [@cdrural](https://instagram.com/cdrural).

**Offers:** The property is offered for sale by Private Treaty. Offers should be submitted to the Selling Agents. All genuinely interested parties are advised to note their interest with the Selling Agents immediately after inspection.





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