



A fantastic 2 bedroom cottage in a picturesque village location  
1 Myrtle Cottages, Beaumont, Carlisle, CA5 6EA

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## Property Details

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Guide Price - £160,000

1 Myrtle Cottages is a fantastic property, located in a beautiful village location. The cottage benefits from recent decoration throughout and a newly fitted kitchen. This property would suit a first time buyer, buy to let investor, or as the perfect holiday home to get away from busy day to day lives.

## Selling Agent

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





## KEY FEATURES

- Open plan kitchen, dining room with space for desk and office area
- Low maintenance outside space with sheltered and private seating area
- Located directly on Hadrians wall path
- Newly fitted kitchen and tastefully decorated throughout
- Fabulous village location, less than 5 miles from Carlisle city centre
- Fantastic 2 bedroom grade II listed cottage in a peaceful village setting







Living in Beaumont, a charming village near Carlisle, offers a unique blend of historical significance, natural beauty, and community life. The village is steeped in history, sitting along the route of Hadrian's Wall, a UNESCO World Heritage Site, which adds a deep sense of heritage to the area.

Beaumont's St. Mary's Church, dating back to the 13th century, is a focal point of the community, offering a serene space for reflection and local gatherings. The village's proximity to Carlisle, just a short drive away, provides easy access to the city's amenities, while still enjoying the tranquility of rural life.

Beaumont is also well-connected to surrounding villages, making it an ideal location for those who appreciate peaceful countryside living with a rich historical backdrop.



Entering the property via the rear door you have a handy storage cupboard, perfect for coats and boots. This cupboard is also the location of a recently fitted Worcester boiler. The family bathroom is located on the ground floor and benefits from recently updated tiling, giving it a fresh and modern feeling. The kitchen / dining room is a generous space and feels homely. The kitchen units have been recently replaced and suit the properties country styling perfectly. At the rear of this room a built in desk area acts as a perfect place to work from home.



Heading up a few steps, you enter the living room. The main front door is also located in this room should you prefer to use this. 2 large, traditional, sash windows flood this room with light and make it a lovely space to sit and relax.

The first floor is split level with a few steps between, adding the character and charm of the property. The first of the 2 double bedrooms offers fantastic views over the surrounding fields and onward into the distance. The primary bedroom is spacious, offering more than enough space for a large double bed and storage for clothes. A pitched ceiling and exposed beams add character.



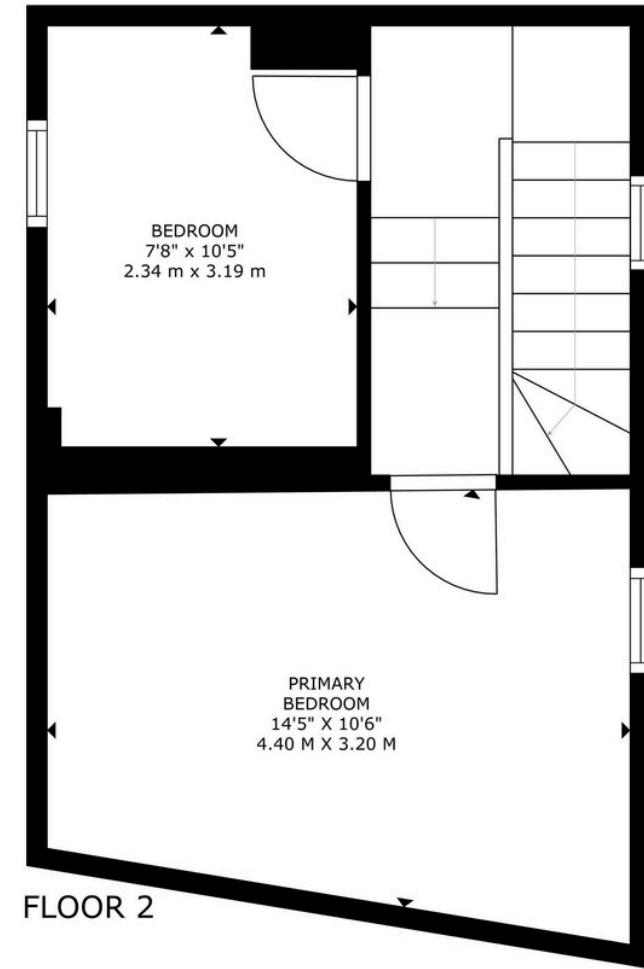
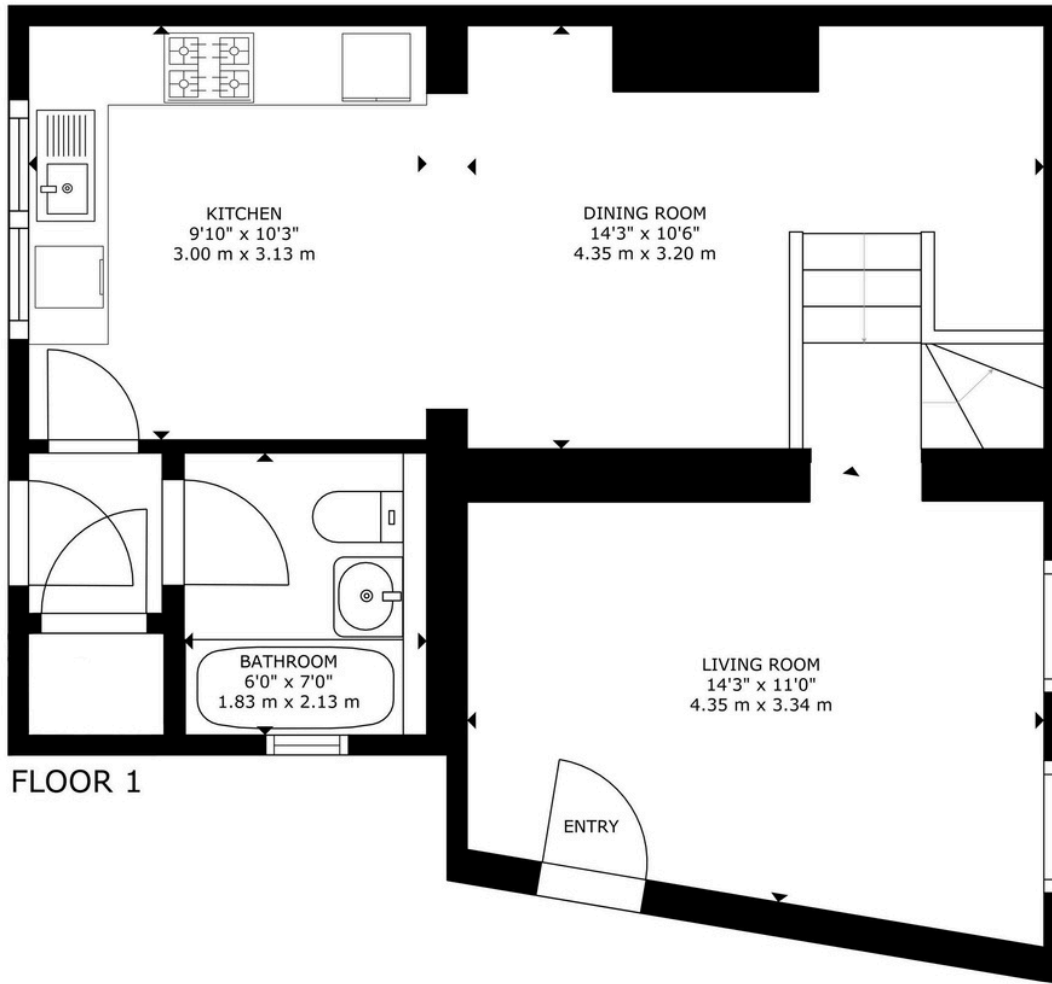


Outside space is on offer to the rear of the property. A charming little courtyard with patio for seating and room for plants and bushes to add some greenery. Parking is provided at the front of the property with additional parking available around the village green, located close by.









GROSS INTERNAL AREA  
 FLOOR 1: 488 sq. ft, 45 m<sup>2</sup>, FLOOR 2: 312 sq. ft, 28 m<sup>2</sup>  
 TOTAL: 799 sq. ft, 74 m<sup>2</sup>

**Tenure and Possession:** The Freehold title is offered for sale with vacant possession upon completion.

**Matters of Title:** The property is sold subject to all existing easements, 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 matters.

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

**EPC Rating:** E

**Services:** 1 Myrtle Cottages is served by mains water and mains electricity. Sewage is dealt with via a septic tank, shared with neighbouring properties. Mobile phone signal is good. There is currently no broadband provider selected although fibre is provided to the local cabinet. BT advise speeds of 14-27 MBPS.

Heating is provided by gas central heating and radiators.

**Viewings:** Strictly by appointment through the sole selling agents, C&D Rural. Tel 01228 792299

**Offers:** Offers should be submitted to the selling agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest, or indeed any, offer. All genuinely interested parties are advised to note their interest with the selling agents.

**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.

**Local Authority:** Cumberland Council, 111 Botchergate, Carlisle CA1 1RZ. The house is in Council Tax Band B.

**Solicitors:** TBC

**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://www.facebook.com/cdrural) and Instagram on @cdrural.

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