



## Sunnyside, Kirklington

Guide Price **£400,000**







## Sunnyside

Kirklington, Carlisle

Sunnyside is a fantastic and spacious, four bedroom property, nestled in a quarter of an acre plot, in the beautiful area of Kirklington. Council Tax band: D

Tenure: Freehold

- Spacious family home with 4 double bedrooms and 3 reception rooms
- Fantastic outside space, set in a quarter of an acre plot, with storage sheds and outbuilding
- Easy access to local shops and schools. M6 motorway and Carlisle train station also close by.
- Beautiful views of surrounding countryside and woodland
- Excellent local community and village cafe











Sunnyside has been owned by the current family for 40 years and have been sympathetically updated and extended in that time. This historical building, once the old police house, is now a wonderful family home offering expansive views of the surrounding countryside and easy access to nearby towns and local schools. Downstairs offers two large reception areas, the first being a stylish living room with brick built, feature fireplace, complete with log burning stove and media unit built in to the side. The stove also offers the option to heat the water supply for added efficiency. A useful storage cupboard sits to the rear of the room, currently used as a bar / drinks storage for entertaining. The garden room sits to the side of the living room, offering somewhere to relax and enjoy the views of the garden and fields to the side and rear of the property. This room is double glazed all round with a traditional roof and ceiling, making it a room that is useable all year around. French doors offer access to the garden and patio area.

The large Kitchen / dining room is a great social space, offering the chance to cath up with friends and family over food and drink. The traditional, shaker style, kitchen units suit the property well and plenty of storage and worktop space is on offer including a kitchen island with additional seating. The dining area is light and could accommodate a very large dining table if required. The current configuration works well, allowing a second living room area to form part of this room. A log burning stove acts as a nice centrepiece with bespoke shelving to the alcoves either side. Accessed directly from the kitchen is a useful utility and laundry room offering additional storage and worktop space for appliances. The utility also provides direct access into the garage, a large space with high ceilings and electricity points for tools or supplementary fridges and freezers.

Through the centre of the property, dividing the living room and kitchen dining space, it a rear hallway and staircase. The rear hall provides access to the rear year and garden areas plus space for coats and boots and a large storage cupboard under the stairs.







Upstairs, Sunnyside boasts 4 generous double bedrooms. The primary bedroom is spacious and light, thanks to a mix of traditional windows and large Velux windows. Exposed beams and tasteful decor make this a lovely space to relax. A spacious ensuite bathroom features wood paneling, walk in shower and double sink with lots of vanity storage. The roof light window in this room offers stunning views off the rear of the property, over the surrounding fields and woodland and onto Scotland in the distance. Heading down the hallway you will find 3 further double bedrooms, all with fantastic features such as exposed beams and stunning views on both sides, with the end bedrooms offering an exposed sandstone feature wall. A family bathroom serves the guest bedrooms and is nicely decorated with separate shower and a built in bath.













## OUTSIDE

Sunnyside sits in a beautiful plot, measure quarter of an acre. Gardens are offered on both sides of the property while a patio area and outbuilding sits to the rear. From the garden room, a more formal garden area offers raised planting areas built from local sandstone and beautiful borders. A mature beach hedge runs along the front of the property offering privacy and shelter but the rear is nice and open allowing you to enjoy the peaceful surrounds and views of the surrounds fields. The garden to the west of the property offering a large lawn area with ample parking. two separate wooden sheds provide ample storage for garden equipment and logs for the fires. The outbuilding to the rear of the property is divided into 3 sections with the largest of them being used as a dedicated BBQ room complete with utensil racks and a roof window that opens to release the smoke, allowing all year round BBQ. The other two sections of this outbuilding are divided into a coal shed and small storage area.



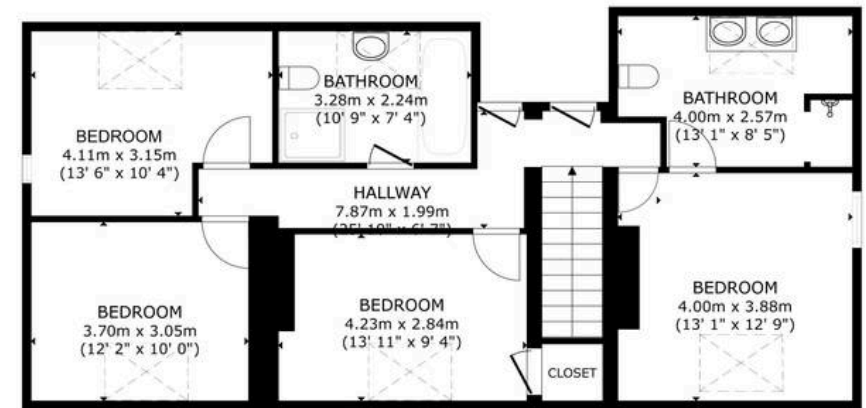
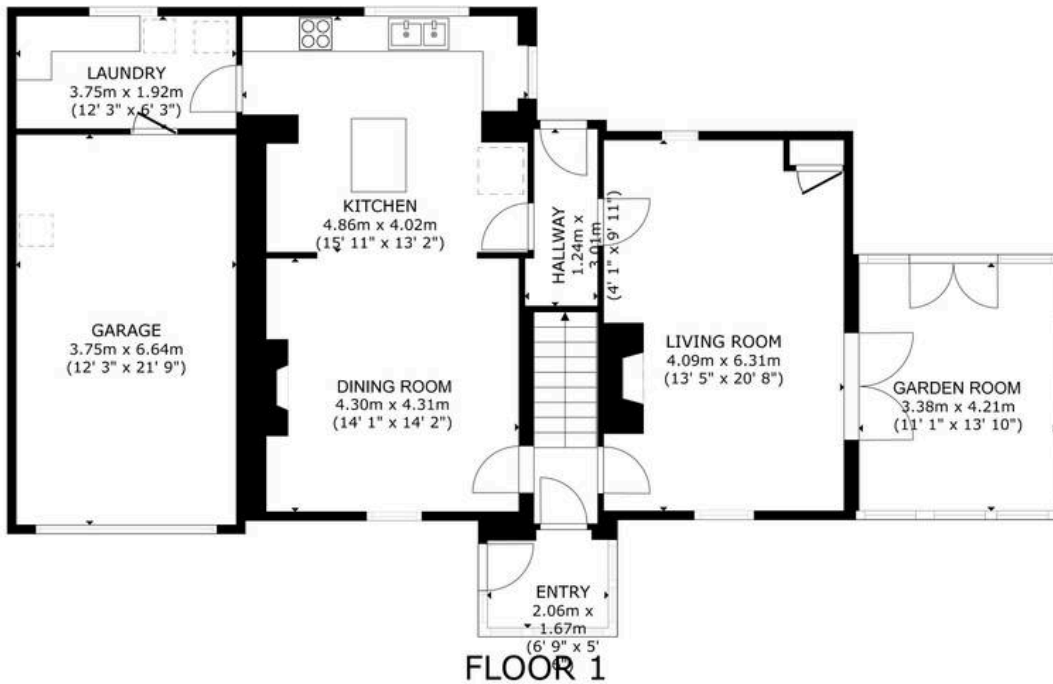
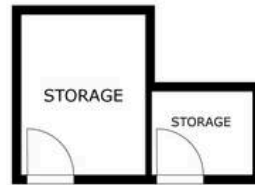






Living in Kirklington, near Smithfield, offers a wonderful combination of rural tranquility and access to excellent local amenities. The area boasts a fantastic primary school just around the corner, making it ideal for young families. For older children, there is a reliable bus service that takes them to the local secondary school in Brampton, ensuring an easy commute without the hassle of long drives. The surrounding villages are known for their welcoming, close-knit communities, where neighbours are always ready to lend a hand. One of the highlights of the area is the recently reopened Robin Hood pub, which has transformed into a charming antiques hub and café, offering a unique space for locals to meet and enjoy delicious food in a cozy, atmospheric setting.





GROSS INTERNAL AREA  
 FLOOR 1 111.3 m<sup>2</sup> (1,198 sq.ft.) FLOOR 2 85.6 m<sup>2</sup> (921 sq.ft.)  
 EXCLUDED AREAS : GARAGE 24.9 m<sup>2</sup> (268 sq.ft.)  
 TOTAL : 196.9 m<sup>2</sup> (2,119 sq.ft.)  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## GENERAL REMARKS & STIPULATIONS

**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:** Sunnyside is served by electric heating, mains water and electricity. Sewage is dealt with via a septic tank. Mobile phone signal is good. The broadband is provided by BT with average speeds of 60MBPS.

**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 D.

**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](https://www.instagram.com/cdrural).

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