



## East Lodge, Houghton House, Carlisle, CA6 4JN

Guide Price **£325,000**





## East Lodge, Houghton House, Carlisle, CA6 4JN

- Well presented four bedroom detached home
- Off road parking and single garage
- Good sized garden and grounds
- Oil fired central heating
- Rural location but close to Carlisle and major transport links
- Good views over open land

Four bedroom detached bungalow with off road parking, single garage, oil central heating and gardens.

**Council Tax band:** D

**Tenure:** Freehold

**EPC Energy Efficiency Rating:** D

**EPC Environmental Impact Rating:** D





East Lodge is a hidden gem located in a peaceful location close to Carlisle. It is a deceptively spacious four bedroom detached bungalow, with off road parking and a detached single garage. The property has been lovingly cared for by the current owner and is good order throughout. There are good views across open farmland.

### **The Accommodation**

The front door greets a spacious hallway with coat rack. The first room on the left is a bedroom, but is currently used as a hobby room with useful cupboard storage. Next we find the family bathroom which has a bath with mains shower over, a WC and wash basin with storage cupboards above. The walls are tiled around the bath/shower area and there is a glazed shower screen. There are two further double bedrooms, one of which is currently used as a study, and also a master bedroom with fitted wardrobes and an en-suite shower room with WC, wash basin and heated towel rail. There is also a walk-in wardrobe with plumbing for a washing machine.

The modern fitted kitchen has storage aplenty with an island unit, Bosch electric oven, built-in microwave with warming drawer beneath, Bosch hob with extractor fan over and a 1.5 sink with a Quooker tap providing instant hot water. The main sitting room has a log burning stove in the corner and a dining area close to the kitchen. The piece de resistance is the sun room, with vaulted ceiling, picture windows and glazed double doors to the garden.

Externally, the property has a single garage accessed via a right of away over neighbouring land. There is off road parking and good sized grounds (c. 0.12 acres total site area). The gardens are a combination of lawn with flower beds and mature shrubs.



## Location Summary

Approached along an unmade private road, with shared repairing liabilities. From Junction 44 of the M6 take the exit east on the A689 sign posted to Brampton and Houghton. In less than a mile take the left turn signed for Scaleby and Hethersgill. After around 0.1 miles take a left turn at which point there should be a large brick barn on your right. Carry on up the track and the property is around 0.4 miles on your left.

The location has a rural feel, but is close to major transport links, schools and amenities in Carlisle and surrounding villages. Good views from the property.

**What3Words:** ///motoring.dynasties.anthems



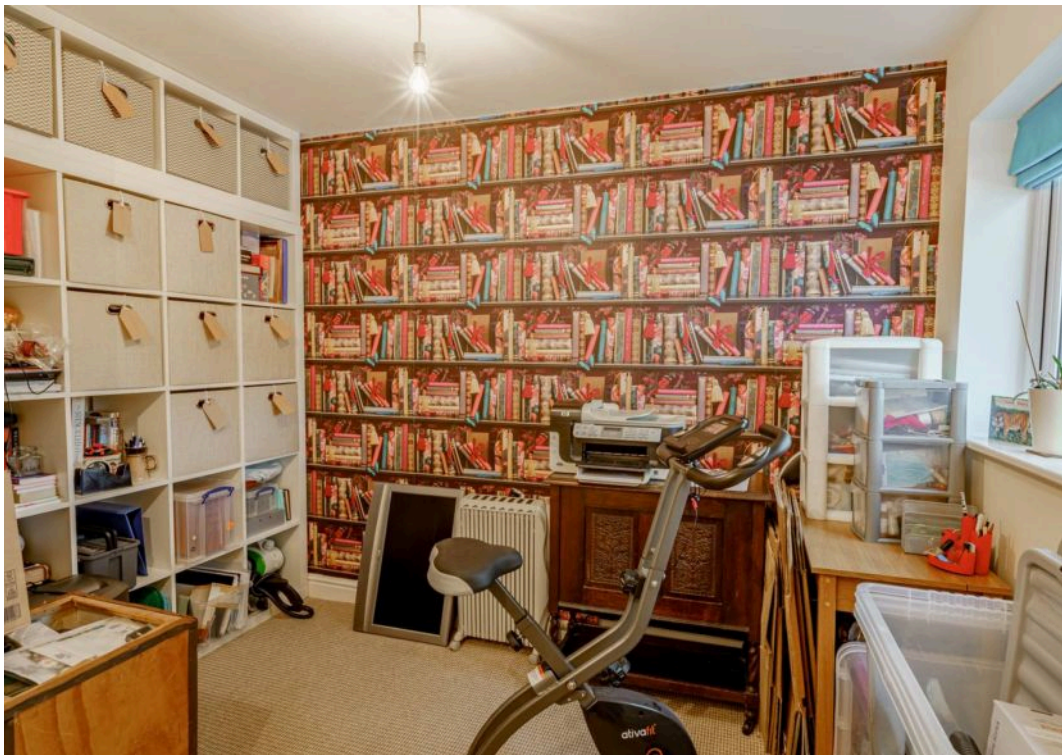








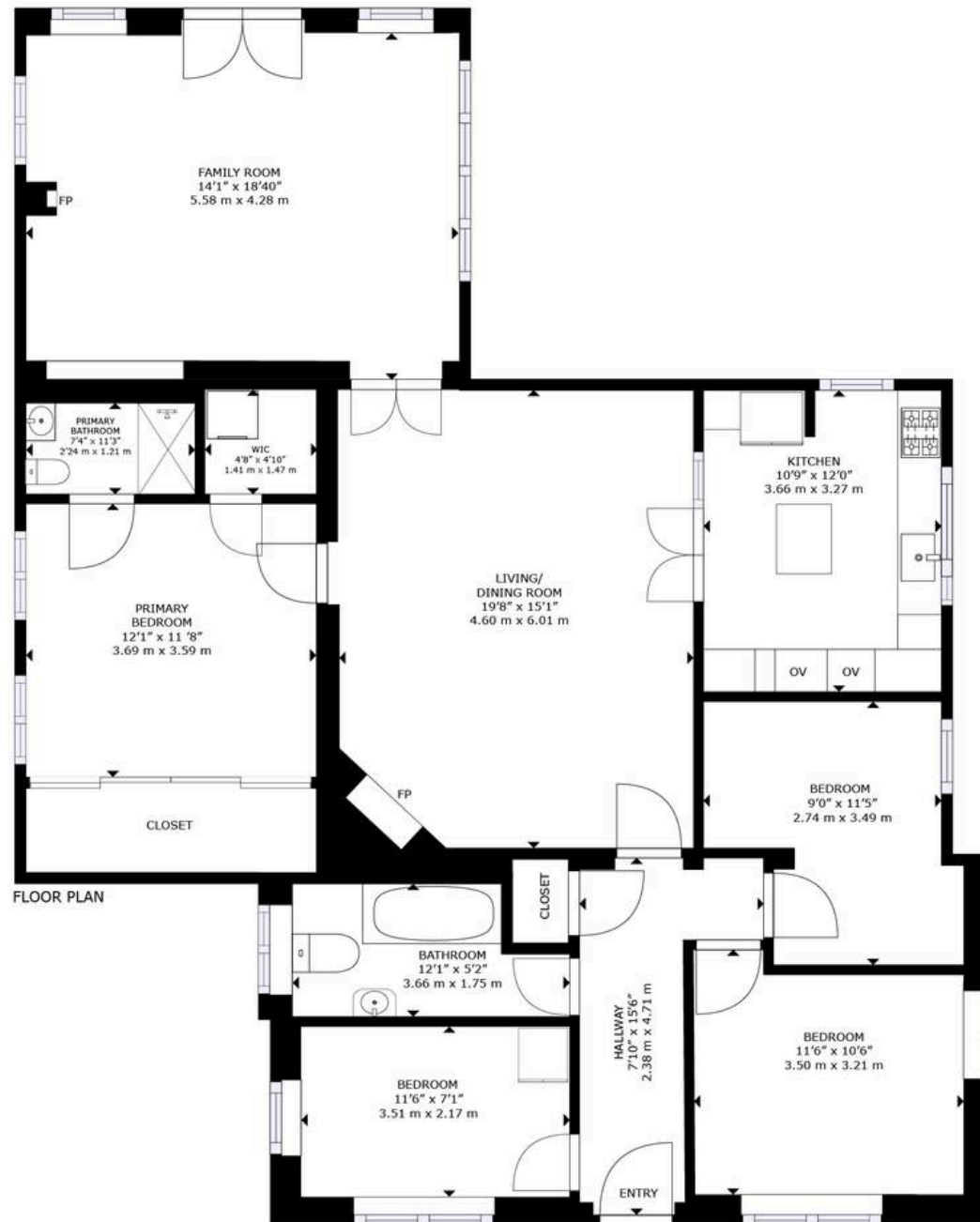












GROSS INTERNAL AREA  
FLOOR PLAN: 1,542 sq. ft, 143 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## 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:** D

**Services:** East Lodge is served by mains water and electricity, septic tank drainage and oil central heating. The septic tank was surveyed by Border Water Technologies in 2024 and confirmed to be in good order and compliant with the General Binding Regulations. Mobile phone signal is good and it is understood that standard broadband is available.

**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.

**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).

**Referrals:** C&D Rural work with preferred providers for the delivery of certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them C&D Rural will receive a referral fee: PIA Financial Solutions – arrangement of mortgage & other products/insurances; C&D Rural will receive a referral fee of £50 per mortgage referral. Figures quoted are inclusive of VAT.





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