



The Quoins, Warwick-on-Eden, CA4 8PA

Guide Price **£335,000**



The Quoins, Warwick-on-Eden, CA4 8PA

- Delightful three bedroom detached bungalow
- Generous living room with gas fire
- Separate dining room with double French doors to outdoor decking area
- Beautiful, well maintained gardens with flower bedding, pond, raised decking and patio
- Driveway and integral garage
- Gas central heating
- Lovely cul-de-sac in a highly sought after location

Three bedroom detached bungalow with spacious and versatile accommodation, integral garage and driveway and beautiful landscaped gardens, situated in the lovely village of Warwick-On-Eden.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D



Situated in a lovely cul-de-sac in the village of Warwick-on-Eden, The Quoins is a spacious and charming three bedroom detached bungalow, constructed in 1993, briefly comprising two reception rooms, spacious kitchen, three double bedrooms including master bedroom with ensuite WC, family bathroom, utility room and integral garage. The property also features a generous driveway and beautifully maintained gardens on both sides of the property, perfect for keen gardeners. The property has had upgrades recently including an upgraded boiler approximately 5 years ago (still under warranty).

The Accommodation

The front door welcomes a spacious and bright hallway featuring two useful storage cupboards and doors leading to the rest of the accommodation. The living room enjoys lovely views of the garden and boasts a gas fire set within a wooden surround. Double glass paned doors connect the living room to the dining room which sits just off the kitchen, providing a lovely space for evening meals and also benefits from double French doors which step out onto the raised timber decking area.



The kitchen is a wonderful size, complete with tiled flooring and partially tiled walls, complimentary wall and floor solid oak kitchen units with wooden worktops and incorporating a gas fired four ring hob and gas oven, dishwasher, 1.5 bowl ceramic white sink with mixer tap, and integrated fridge/freezer. There is ample space for a breakfast table in the middle of the kitchen or scope to install a cooking island if desired. Sitting off the kitchen is a useful utility room with plumbing for several white good appliances and back door access to the rear patio and garden.

There are three double bedrooms in the property, with the primary bedroom featuring fitted wardrobes and an ensuite WC with hand wash basin. The WC was once a small ensuite shower room and there is scope to convert this back if desired. The family bathroom is spacious and bright, complete with fully tiled flooring and walls, a bath, corner shower cubicle with mains fed shower, towel rail and hand wash basin with mirror above.





Attached to the property is an integral garage with manual up and over door. The garage is an excellent space for parking or alternatively could be used for storage. There is a water tap within the garage and separate side door access from the patio. The property sits on one of the larger plots within the cul-de-sac and over the years the gardens have been beautifully landscaped, with hedging to provide plenty of privacy and now offers two separate lawns, a small pond, raised decking area, bedding areas with a variety of plants, timber shed and paved patio.

Location Summary

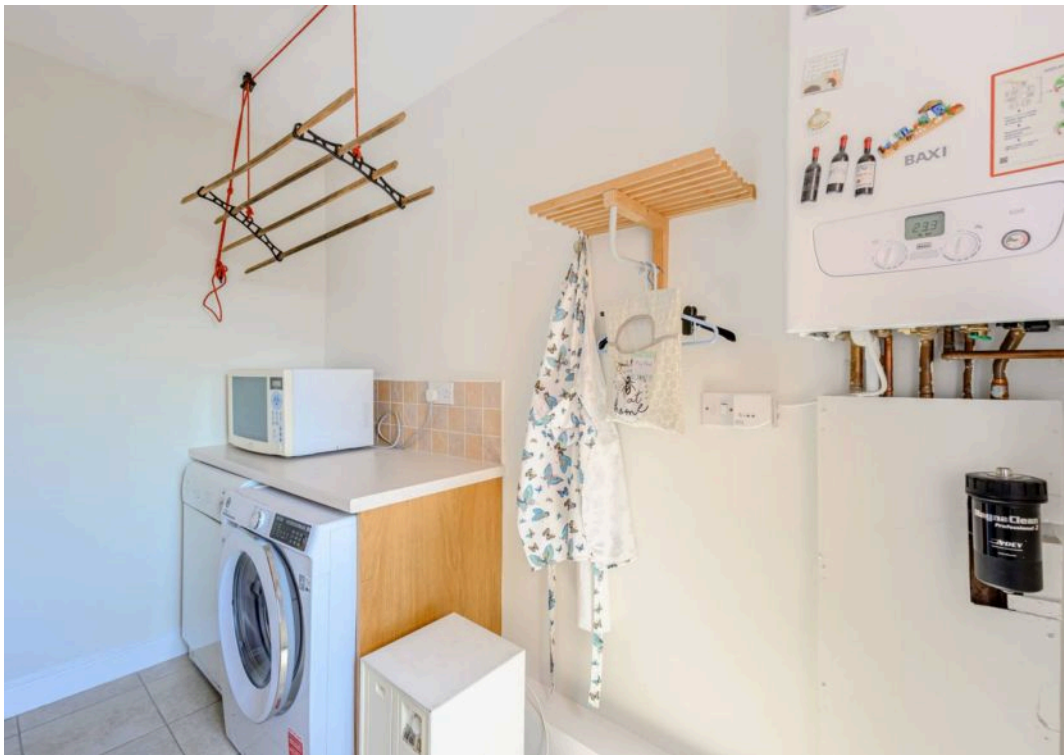
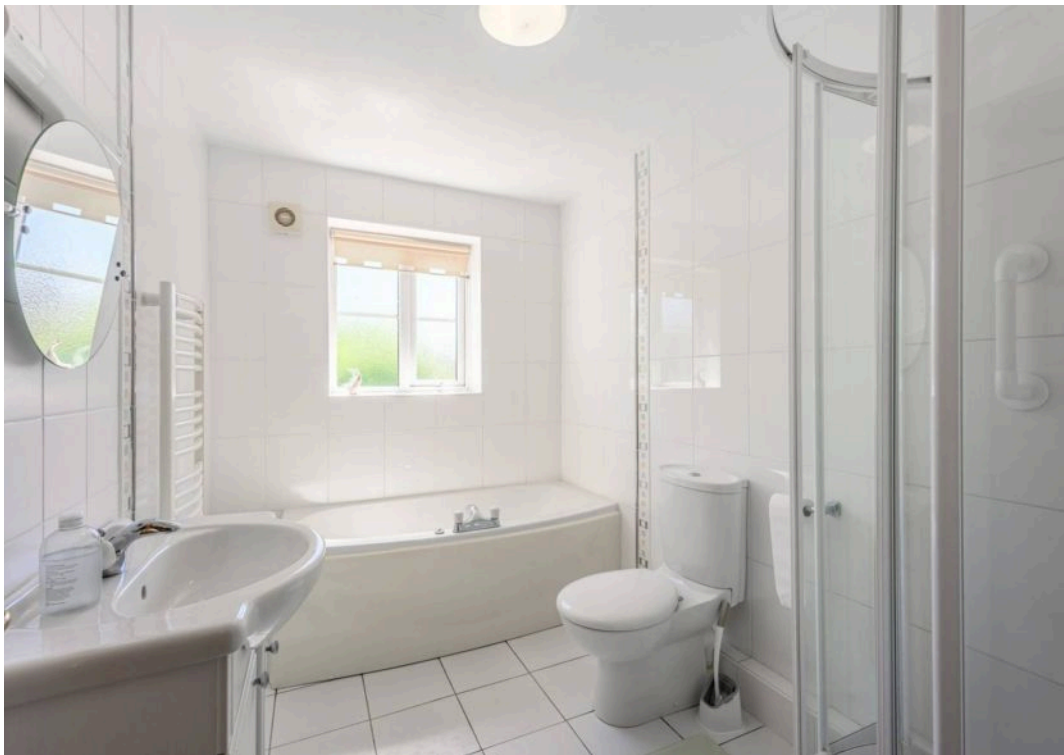
The village of Warwick-on-Eden is highly sought after, with its strong community spirit and the renowned The Queens country pub, where locals can savour delicious meals and refreshing beverages. Nearby Warwick Bridge has plenty of amenities including shops, doctors, primary schools and church. Further amenities are available just a ten minute drive into Carlisle and with great access to junction 43 of the M6 motorway and the A69 Newcastle road, the property is ideally located for commuting. Warwick Bridge Primary School, located nearby in Warwick Bridge is just half a mile away, with secondary education provided at Richard Rose Central Academy just 3.5 miles into Carlisle and school pick up available for William Howard School in Brampton. The village benefits from its own Warwick-on-Eden Memorial Hall (also known as a village hall) on Tithebarn Hill—a traditional community hub hosting events such as short mat bowling and local auctions.



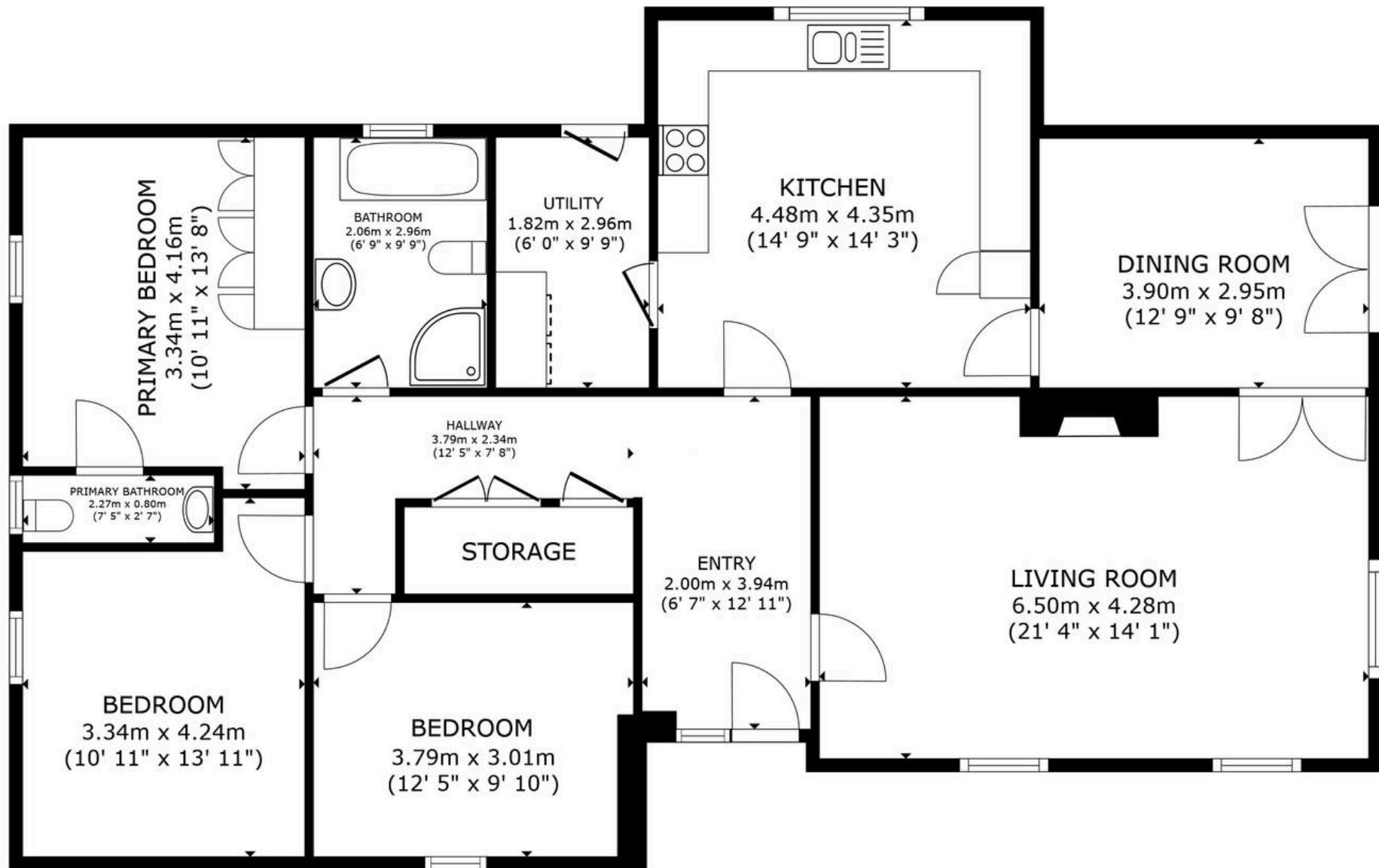












FLOOR PLAN

GROSS INTERNAL AREA
 FLOOR PLAN 130.6 m² (1,406 sq.ft.)
 TOTAL : 130.6 m² (1,406 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: D

Services: The Quoins is served by mains water, mains electricity and mains drainage. Heating is provided by a main gas central heating system. Broadband is connected and mobile signal is good.

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: Carlisle City 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. For updates and the latest properties like us on facebook.com/cdrural and Instagram on [@cdrural](https://instagram.com/cdrural).

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