



The Bullpen, Littlefield, Hethersgill, Carlisle, CA6 6HX

Guide Price £250,000

C&D Rural

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- Deceptively large end of terrace barn conversion
- Three bedrooms and two reception rooms
- Front and rear garden areas
- Off road parking for several vehicles
- Rural location with good views of open countryside
- Two rods on the River Lyne

A deceptively large barn conversion, which would benefit from some upgrading. The property has a living room, a fitted kitchen, dining room, utility room, three bedrooms, a study, two bathrooms and a separate WC.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: G

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There is a small garden to the front, while to the rear of the house is a large garden, with open views. The access is shared and there is ample parking for several vehicles. It has timber framed double glazed windows and is a home with a lot of character.

The Accommodation

The rear door opens into a utility room, with plumbing for a washing machine and also housing the oil-fired combi boiler. The kitchen comprises a range of fitted units with complementary worksurfaces, one and a half bowl sink with mixer tap, and freestanding electric oven with extractor fan. There is a below stairs cupboard accessed from the kitchen. The adjoining dining room flows into the front living room with an open fire contained within a stone fire surround. A corridor leads to the remaining ground floor rooms and the front door. There is a ground floor WC and two double bedrooms, one of which has an en-suite shower room and doors to the front garden.

Stairs lead to a study space on the landing with a double bedroom on one side and a large bathroom on the other, including a corner bath with shower over, WC and wash basin. There is scope to split this room to create an extra bedroom and a smaller bathroom.



Outside

There is a small garden area to the front of the property and a larger enclosed lawn area to the rear. The access is shared with the owners of the adjacent barn and there is parking space for several vehicles. The garden borders neighbouring fields, giving attractive open views over the surrounding countryside, and lovely sunsets.

Situation

Littlefield is a tranquil hamlet situated around two miles north of Hethersgill, within the Cumberland district of Cumbria. It is situated close to the England-Scotland border and not far from the market town of Brampton, around 8 miles to the south, which provides local amenities and services. It is around 13 miles northeast of Carlisle with its myriad of amenities and transport links.

What 3 Words

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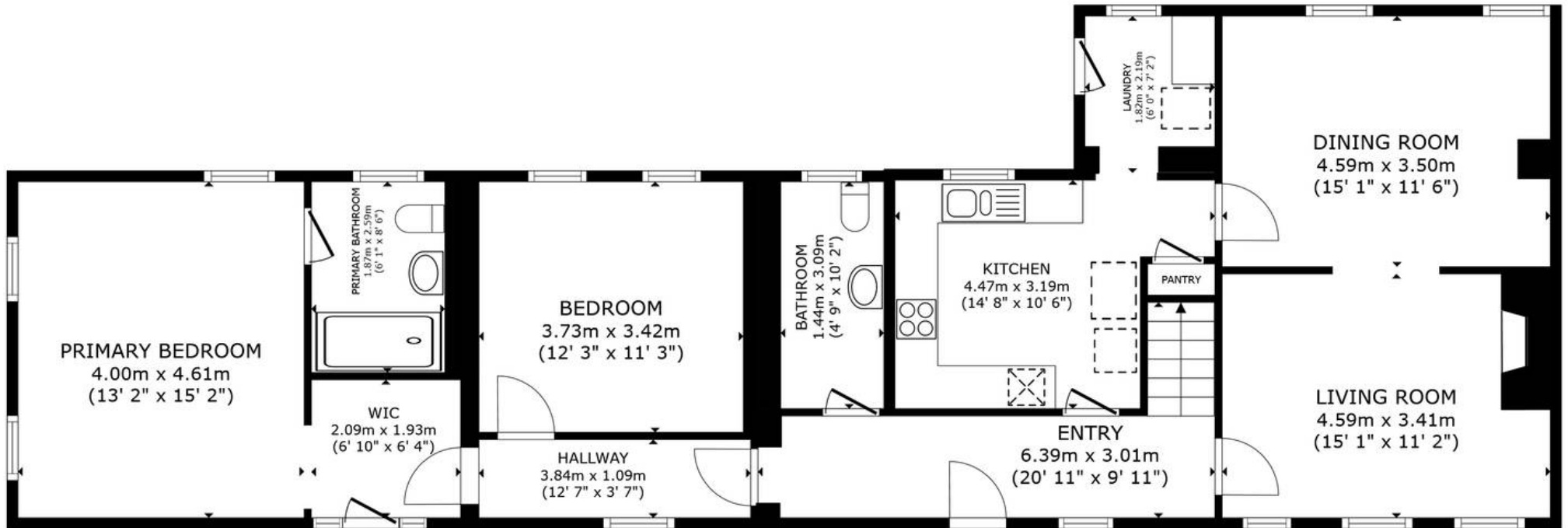




THE BULLPEN - SALE PLAN

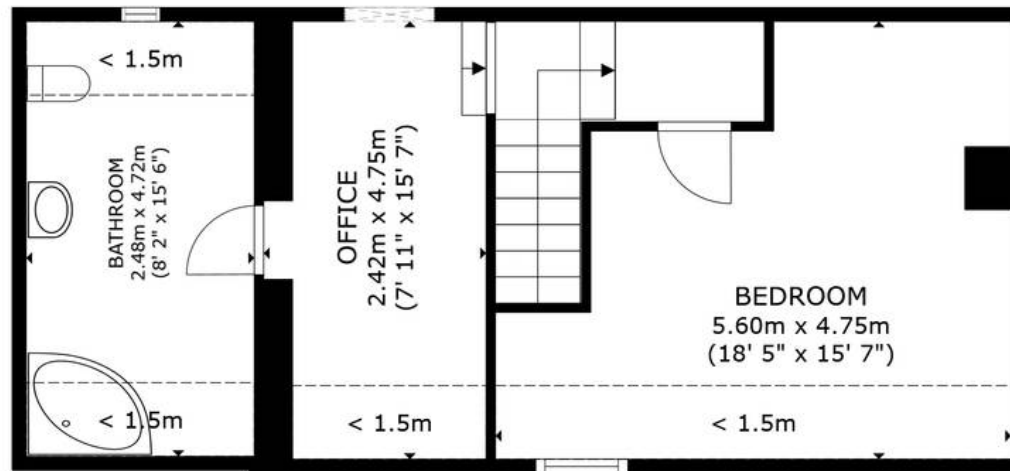
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FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1 115.6 m² (1,244 sq.ft.) FLOOR 2 40.7 m² (438 sq.ft.)
 EXCLUDED AREAS : REDUCED HEADROOM 10.1 m² (109 sq.ft.)
 TOTAL : 156.3 m² (1,682 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 115.6 m² (1,244 sq.ft.) FLOOR 2 40.7 m² (438 sq.ft.)
 EXCLUDED AREAS : REDUCED HEADROOM 10.1 m² (109 sq.ft.)
 TOTAL : 156.3 m² (1,682 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: F

Services: The Bullpen is served by mains water, mains electricity and a shared waste treatment plant. Heating is provided by an oil-fired central heating system. Fibre broadband is connected and mobile signal is moderate.

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. For updates and the latest properties like us on 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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