Langleigh Guest House - 9 bed Town House | 6 Howard Place | Carlisle | CA1 1HR

Guide £475,000

A charming, well established guest house with south facing garden and off street parking for several cars all conveniently set just half a mile from the city centre. Beautifully presented and appointed. 9 bedrooms. 9 bathrooms (8 ensuite). Superb location handy for the A69 and M6.

APPROXIMATE DISTANCES IN MILES

Central Carlisle - West Coast Mainline Station 0.5 | M6 J43 1.5 | Solway Coast AONB - Bowness on Solway 13.3 | Lake District National Park - Caldbeck 13.7, Ullswater Pooley Bridge 25.1 | North Pennines AONB - Alston 27.6 | Newcastle International Airport 54.9

ACCOMMODATION SUMMARY

Vestibule | Hall and stairs | Sitting room | Dining room | Kitchen | Three ensuite bedrooms | First floor spacious landing | Three ensuite bedrooms | One further bedroom | Bathroom | Second floor | Two ensuite bedrooms | Basement laundry room | Three stores | Corner site | South facing gardens | Gated access to parking area for several cars | Garage | Energy Performance Rating - C | Part rated Council Tax Band - B | All mains services | Freehold

LOCATION

Superbly located on a fashionable side road just 10 minutes walk from the station (London in around 3 hours 20 minutes) and the central city area. Carlisle has a growing café culture along with a wide range of retail options, bars, eateries and restaurants. The property is well placed for the Cathedral and castle plus the city's two main parks that border the River Eden. The property is situated just off Warwick Road (A69) which connects the city centre with the M6 motorway at junction 43. The property is conveniently placed for access to our region's areas of natural and historic interest including for those walking the Cumbrian way or the Coast to Coast. Hadrian's Wall, the beautiful Eden Valley, Solway Coast AONB, North Pennines AONB,

Scottish Borders and Lake District are all within an easy driving distance. Newcastle International Airport is around 70 minutes by car. Direct rail services from Carlisle access Edinburgh and Glasgow in around 80 minutes.

DESCRIPTION

Langleigh House is a fine semi detached Victorian Townhouse with pleasing elevations and a welcoming presence. The attractive porch and beautiful hall set the tone with character impressive period detail throughout this appealing property. At around 3,200 sq. ft the accommodation is generous over three floors plus a basement laundry. Langleigh Guest House is a well established bed & breakfast and a well known landmark in the city. Retirement is opening an opportunity for new owners to make their mark in the industry. Alternatively with some alteration create a superb city residence.

As it stands there are eight guest bedrooms, seven of which have ensuite bathrooms or shower rooms and guest bathroom. The owner's suite has an ensuite bedroom and a large sitting room overlooking the south facing garden. The guest dining room is next to the commercial style kitchen which features an impressive range cooker, stainless steel cabinets including an island fridge unit. External stairs access the rear yard, parking area and basement laundry.

OUTSIDE

The expansive corner site is of particular interest having excellent secure parking at the rear for several cars. An attractive garage/workshop would make a wonderful studio. Gates open into the front garden and a path leads to the porch. To the south elevation a 'secret garden' provides a lovely private area for guests to unwind after a days sightseeing.

Ground Floor
Approx. 164.4 sq. metres (1770.0 sq. feet)

Garage
4.10m (13'6")
x 6.80m (22'4") max

Car
Park

Basement
Approx. 30.3 sq. metres (326.3 sq. feet)

Kitchen
3.80m x 3.90m
(12'6" x 12'10")

Bedroom
3.80m (12'6") max
x 5.20m (17'1") max

Laundry Room
4.15m x 3.65m
(13'7" x 12')

Dining Room
4.20m x 3.65m
(13'9" x 12')

Sitting Room
4.25m x 5.50m
(13'11" x 18'1")

FP

FP

Bedroom 5
2.80m x 3.60m
(9'2" x 11'10")

Bedroom 7
3.90m (12'10") into bay
x 4.30m (14'1")

Garden

First Floor
Approx. 104.6 sq. metres (1125.6 sq. feet)

Bedroom 1
3.90m x 2.10m
(12'10" x 6'11")

Bedroom 2
4.40m x 3.65m
(14'5" x 12')

FP

Bedroom 3
4.20m x 4.30m
(13'9" x 14'1")

FP

FP

Bedroom 4
4.60m (15'1") into bay
x 4.30m (14'1")

Second Floor
Approx. 62.7 sq. metres (674.9 sq. feet)

Bedroom 8
3.15m (10'4") max
x 3.40m (11'2") max

FP

Bedroom 6
5.00m (16'5") max
x 5.40m (17'9") max

Loft Room
4.95m x 2.20m
(16'3" x 7'3")

Total area: approx. 362.0 sq. metres (3896.8 sq. feet)

Agents note

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.