

HUNTERS[®]

HERE TO GET *you* THERE



The Croft, Hethersgill

Carlisle, CA6 6EH

Guide Price £485,000



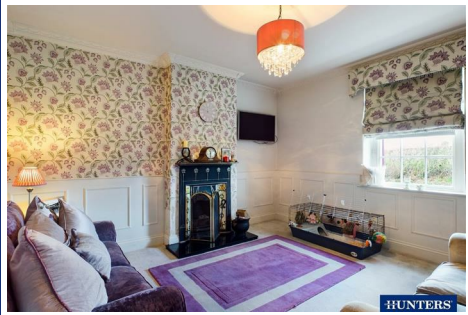
- Detached Family Home
- Superb Equestrian or Smallholding Potential
- Modern Kitchen & Large Utility Room
- Gardens, Off Road Parking and Garage
- Plot Size 1.97 Acres Including Paddock and Pond
- 1.9 Acre Grazing Paddock
- Tastefully Upgraded & Beautifully Presented Throughout
- Two Reception Rooms and Four Bedrooms
- Convenient Village Location
- EPC - D

Tel: 01228 584249

The Croft

Hethersgill, Carlisle, CA6 6EH

Guide Price £485,000



Welcome to The Croft, a beautifully presented and tastefully upgraded two reception four bedroom detached Grade II listed property. Boasting a substantial 1.9 acre grazing paddock at the rear, the property has superb equestrian or smallholding potential and is ideal for those looking for a spacious period property in an attractive semi-rural setting, with fantastic outside space. A viewing comes highly recommended.

The Grade II listed accommodation, which boasts many period features throughout, briefly comprises: hallway, living room, dining room, kitchen, utility/boot room and cloakroom/WC to the ground floor. Upstairs there is a landing, four double bedrooms and family bathroom. Externally the property has ample off-road parking, attached garage, mature rear gardens, substantial grazing paddock and large pond. Plot size 1.97 acres including grazing paddock and pond. Oil central heating and single glazing throughout. EPC - D and Council Tax Band - D.

The village of Hethersgill is nestled between the historic Hadrian's Wall and Scottish border, laying just outside the market town of Brampton. The village itself boasts a public house, parish hall and church whilst Brampton has all the required local amenities including convenience stores, medical practice, cafes and both Primary and Secondary schools. The A69 can be reached within a 5-minute drive, which provides direct access to North East England and the M6 Motorway.

HALLWAY

Door in from the front, with doors leading to two reception rooms, kitchen, utility/boot room and cloakroom/WC. Part exposed brickwork wall, radiator and single glazed window on the staircase.

LIVING ROOM

13'8" x 13'6" (4.17m x 4.11m)

Beautifully presented, complete with open fireplace with tiled inset, half panelled walls and single glazed window to the front aspect. Radiator.

DINING ROOM

13'10" x 13'8" (4.22m x 4.17m)

Exposed floorboards, feature open fireplace with tiled inset and hearth, half panelled walls and single glazed window to the front aspect with period wooden shutters. Radiator.

KITCHEN

11'6" x 10'9" (3.51m x 3.28m)

Beautifully presented fitted kitchen with a range of larder, base and drawer units with complimentary worksurfaces above. Integrated appliances including eye-level electric oven with integrated microwave above, electric induction hob and integrated dishwasher. Plumbing for washing machine and Belfast sink for washing up. Recessed lighting, breakfast bar, radiator and single glazed window to the rear aspect.

UTILITY ROOM

11'9" x 11'5" (3.58m x 3.48m)

Utility room come boot room. Fitted base units with worksurfaces above with space for a tumble drier and fridge/freezer. External stable door to the rear garden and door to the attached garage. Part exposed brickwork walls, radiator.

CLOAKROOM/WC

WC and wash hand basin. Cupboard housing the electricity meter and consumer unit.

LANDING

Split level stairs up from the ground floor with single glazed window on the staircase. Doors to four bedrooms and family bathroom.

BEDROOM ONE

13'11" x 11'11" (4.24m x 3.63m)

Double bedroom complete with retained feature fireplace, built in storage cupboard, radiator and single glazed window to the front aspect.

BEDROOM TWO

13'10" x 11'10" (4.22m x 3.61m)

Double bedroom complete with exposed floorboards, retained feature fireplace, radiator and single glazed window to the front aspect.

BEDROOM THREE

11'6" x 11'4" (3.51m x 3.45m)

Double bedroom complete with built in storage cupboard, radiator and single glazed window to the rear aspect.

BEDROOM FOUR

11'6" x 11'4" (3.51m x 3.45m)

Double bedroom complete with radiator and single glazed window to the rear aspect. Loft access hatch.

BATHROOM

Beautifully presented and upgraded, this white three-piece bathroom suite comprises of freestanding roll top bath with mixer shower attachment, vanity basin and WC. Radiator and single glazed window to the front aspect.

GARAGE

Well sized garage with double doors to the front driveway. Radiator, oil 'Worcester' combination boiler, power and lighting. Door to the utility room.

EXTERNAL - GARDENS

To the front of the property there is a walled front garden, with lawn and flower borders. Parking for one car in front of the attached garage. Side gate providing further off-road parking and direct access to the rear garden. The rear garden is tiered with paved area, lawn and mature trees and raised vegetable beds. Vehicular access toward the paddock.

EXTERNAL - PADDOCK

Extending South away from the property, the paddock is fully enclosed to all sides with pedestrian and vehicular access via gate from the rear garden. The paddock is perfect for either equestrian or smallholding use. Subject to relevant planning and permissions, stables or outbuildings could be constructed. Within the land there is a variety of mature trees including fruit trees. There is a separate area at the Southern end of the paddock which accommodates a large pond, benefitting a timber pontoon. Plot size 1.97 acres including property, gardens, paddock and pond.

WHAT3WORDS

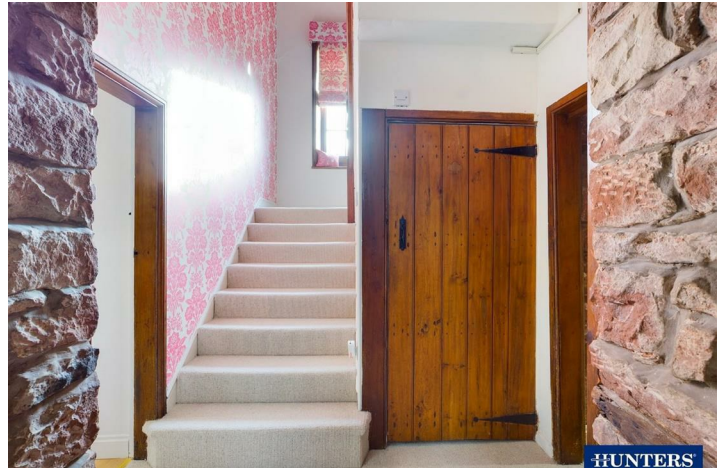
For the location of this property please visit the [What 3 Words App](https://www.what3words.com) and enter - provoking.splashes.darts

Floorplan



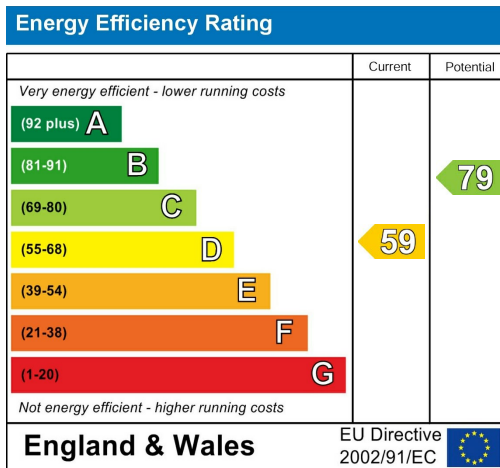
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2022







Energy Efficiency Graph



Viewing

Please contact our Hunters Carlisle Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map



HUNTERS
HERE TO GET *you* THERE

Tel: 01228 584249

HUNTERS[®]

HERE TO GET *you* THERE

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

56 Warwick Road, Carlisle, Cumbria, CA1 1DR

Tel: 01228 584249 Email:

centralhub@hunters.com <https://www.hunters.c>

