



## Highfield House,

Beanlands Park, Irthington, Carlisle, CA6 4NH

Guide Price £450,000



- Detached Family Home within Walled Garden
- Open Plan Dining Kitchen with Rangemaster Cooker
- Four Double Bedrooms, Master with En-Suite Shower Room
- Walled Garden & Ample Parking
- Oil Central Heating & Double Glazing
- Immaculately Presented and Spacious Throughout
- Large Living Room with Wood-Burning Stove & Walled Courtyard Off
- Family Bathroom including Roll-Top Bath
- Detached Garage with Power & Lighting
- EPC - D

# Highfield House

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Situated within a beautiful walled garden is Highfield House, an immaculately presented and pretty as a postcard detached family home. Packed with an abundance of character and charm throughout, the property has some most impressive features including a double-height hallway with open staircase, spacious open plan dining kitchen and a walled courtyard off the living room. A truly unique opportunity to purchase an immaculately presented and spacious home, within a semi-rural setting yet within easy reach of the every-day amenities. A viewing is imperative to appreciate the quality, aspect and space Highfield House has to offer.

The accommodation, which has oil central heating and double glazing throughout, briefly comprises: entrance hall, hallway, living room, dining kitchen, utility room and WC/cloakroom to the ground floor with a landing, four double bedrooms with master en-suite shower room and family bathroom on the first floor. Externally the property has a walled courtyard, large walled front garden with ample off road parking and a detached single garage. EPC - D and Council Tax Band - F.

Located on the outskirts of the picturesque village of Irthington, which boasts excellent access to a range of transport connections including the A69 and M6 Motorway. The wonderful 'Sally' traditional country pub is an excellent hub for the community, with the addition of an excellent Village School for the little ones. A short drive East provides access to the market town of Brampton which has a wider array of amenities including shops, butchers, doctors surgery and William Howard Secondary School. Heading West you have the border city of Carlisle, which has an excellent city centre shopping centre, multiple out of town retail parks and Carlisle's Citadel Train Station which provides high-speed rail links both North and South through the West Coast mainline.

## ENTRANCE HALL

Entrance door from the front with internal door to the hallway. Four double glazed windows to the front aspect, tiled flooring and recessed spotlights. Feature tiling to the internal door surround and windowsills.

## HALLWAY

Double height ceiling with an open staircase to the first floor landing, internal doors to the living room, dining kitchen and utility room, radiator, tiled flooring, and double glazed window to the front aspect.

## LIVING ROOM

Three double glazed windows providing a triple aspect, double glazed French doors to the walled courtyard, tiled flooring, radiator and feature wood burning stove inset within the chimney breast on a tiled hearth with floating mantel above.

## DINING KITCHEN

A modern fitted kitchen comprising a range of base, wall, drawer and tall units with generous worksurfaces and matching splashbacks above including a kitchen peninsula breakfast bar. Electric Rangemaster cooker, extractor unit, integrated dishwasher, space for an American Style fridge freezer, ceramic one and a half bowl sink with mixer tap, tiled flooring, decorative retained fireplace, two radiators, tiled flooring, five double glazed windows, and internal door to the utility room.

## UTILITY ROOM

Fitted tall and wall units with worksurfaces and matching splashbacks. Space and plumbing for a washing machine, space for a tumble drier, under-counter oil boiler, tiled flooring, recessed spotlights, internal doors to the WC/cloakroom and hallway with an external stable door to the front elevation.

## WC/CLOAKROOM

Two piece suite comprising WC and pedestal wash hand basin. Fully tiled walls, tiled flooring, towel radiator and obscured double glazed window.

## LANDING

Open staircase up from the ground floor hallway with internal doors to four bedrooms and family bathroom. Loft access point and small built-in cupboard with double doors.

## MASTER BEDROOM

Two double glazed windows providing a dual aspect, radiator, exposed floorboards and internal door to the en-suite shower room.

## MASTER EN-SUITE

Three piece suite comprising WC, pedestal wash hand basin and shower enclosure with electric shower unit. Fully tiled walls, extractor fan, radiator and obscured double glazed window.

## BEDROOM TWO

Two double glazed windows to the rear aspect, radiator,

exposed floorboards and built-in wardrobe/storage cupboard.

## BEDROOM THREE

Double glazed window to the rear aspect, radiator, exposed floorboards and built-in wardrobe/storage cupboard.

## BEDROOM FOUR

Double glazed window to the front aspect and radiator. This room is currently being utilised as a study.

## BATHROOM

A four piece bathroom suite comprising WC, pedestal wash hand basin, double shower enclosure with electric shower unit and freestanding roll top bath with hand shower attachment. Part tiled walls, extractor fan, recessed spotlights, two radiators and two obscured double glazed windows.

## EXTERNAL

To the front of the property is a beautiful walled garden, complete with lawn and borders with a further large gravelled driveway, accessed via double metal gates, providing off road parking for multiple vehicles. Accessed via French doors from the living room is a walled courtyard benefitting from power. To the front of the property is a cold water tap and external power points each side of the entrance hall.

## GARAGE

Detached single garage with manual up and over garage door, pedestrian access door, power and lighting.

## WHAT3WORDS

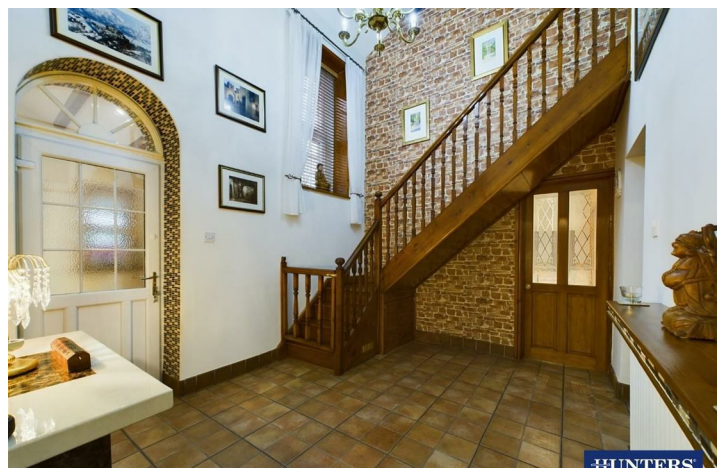
For the location of this property please visit the What3Words App and enter - assurance.pixel.photocopy

## PLEASE NOTE

The property is serviced by a sewage treatment plant which is shared between three properties and located on land belonging 'The Stables'. The servicing, maintenance, electricity and emptying costs are divided between the three properties. The access lane from the main road to the property is shared between three properties, any maintenance on the lane is agreed between the three properties. The property is serviced via oil central heating of which the oil tank sits upon it's own base and is located outside the garden wall, on land belonging to 'The Stables'.



# Floorplan







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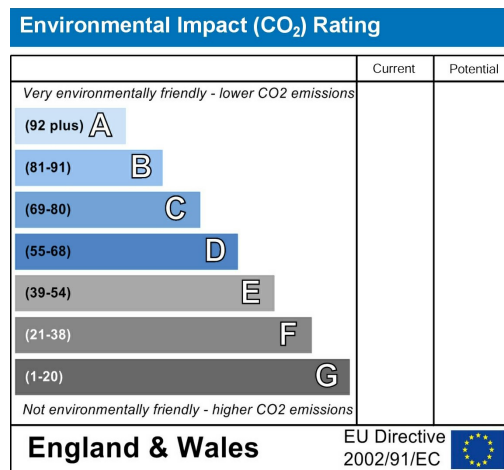
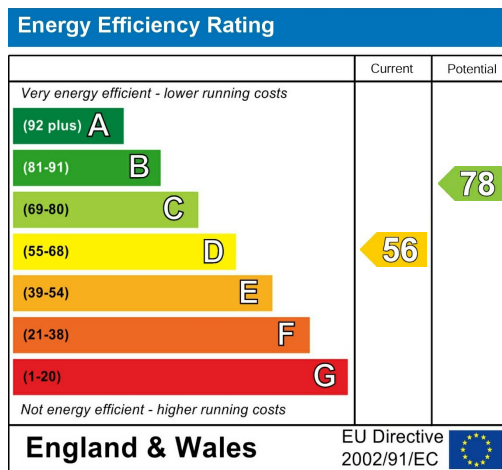


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## Energy Efficiency Graph



## 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



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