



## The Elms, Laversdale

Irthington, Carlisle, CA6 4PS

Guide Price £225,000



- Deceptively Spacious Cottage
- Living Room & Kitchen
- Picturesque Countryside Views
- Large Private Driveway
- Recently Installed Treatment Plant & Oil Fired Boiler

- Lovingly Cared For & Greatly Improved
- Two Double Bedrooms plus Office/Study
- Beautifully Landscaped Rear Garden
- Detached Garage with Store
- EPC - D

# The Elms, Laversdale

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This deceptively spacious cottage keeps on giving from the moment you step through the front door and is truly a wonderful property that you would be proud to call home. Having been lovingly cared for and greatly improved over the years, the cottage boasts a generous interior including two double bedrooms, both enjoying picturesque views. Where this property comes into its own is the outside space, the wonderful rear garden is beautifully landscaped and includes a substantial private driveway allowing vehicular access around the property towards the detached garage & store. Furthermore, the property has recently had installed a new treatment plant complying with general binding regulations and an oil fired boiler. A viewing is essential to appreciate.

The accommodation, which has oil central heating and double glazing throughout, briefly comprises entrance porch, living room, hallway, kitchen and bathroom to the ground floor with a landing, two bedrooms and office/study on the first floor. Externally there is a forecourt to the front and a landscaped rear garden with detached garage and private driveway. EPC - D and Council Tax Band - A.

Located on the outskirts of Laversdale, a picturesque and quaint village located between the market town of Brampton and the Border City of Carlisle, with an ease of access towards multiple major roads including the A689, A69 and the M6 Motorway. There are a number of schools in the nearby towns and villages, an excellent pub restaurant at The Sally in Irthington and The Fleece at Ruleholme. A short drive East provides access to Brampton which has a wider array of amenities including shops, butchers, doctors surgery, a dentist and William Howard Secondary School. Heading West you have 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 PORCH

Double glazed windows to two sides, entrance door from the front and internal door to the living room.

## LIVING ROOM

Double glazed window to the front aspect, radiator and oil Parqray fire.

## HALLWAY

Internal doors to the kitchen and bathroom, stairs to the first floor with a under-stairs cupboard, further built-in cupboard and double glazed window to the rear aspect.

## KITCHEN

Fitted kitchen comprising a range of base and wall units with worksurfaces and tiled splashbacks above. Integrated double oven, electric hob, extractor unit, one and a half bowl sink with mixer tap, space and plumbing for a washing machine, space for an under-counter fridge, radiator, external door to the rear garden and double glazed window to the rear aspect.

## BATHROOM

Four piece suite comprising a WC, pedestal wash hand basin, bath with hand shower attachment and a shower enclosure benefitting an electric shower unit. Fully-tiled walls, electric chrome towel radiator, recessed spotlights, extractor fan and an obscured double glazed window.

## LANDING

Stairs up from the ground floor with internal doors to bedroom one and the office/study.

## BEDROOM ONE

Double glazed window to the front aspect and radiator.

## OFFICE/STUDY

Double glazed window to the rear aspect, radiator and loft access point. Internal door to bedroom two.

## BEDROOM TWO

Two double glazed windows to the rear aspect,

two radiators and built-in cupboard housing the water cylinder.

## EXTERNAL

To the front of the property is a low-maintenance forecourt with metal railings and gate. To the rear, a beautifully landscaped rear garden including a lawned garden with floral borders, concrete hardstanding area perfect for outdoor entertaining, shillied area, two coal bunkers and a secure outbuilding housing the oil boiler. Further to the rear is a large private and gated driveway which allows vehicular access to the rear, from the front road. Cold water tap to the rear elevation.

## GARAGE & STORE

Accessible from the driveway via secure double doors, the garage benefits a pit, power, lighting and cold water tap internally. An internal door provides access to the store area, which further benefits power and lighting internally along with an additional pedestrian access door. Three double glazed windows throughout.

## WHAT3WORDS

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

## PLEASE NOTE

The property is serviced by a septic tank, which has recently been installed and complies with the general binding regulations. The septic tank is located within the rear garden and services 'The Elms' only.

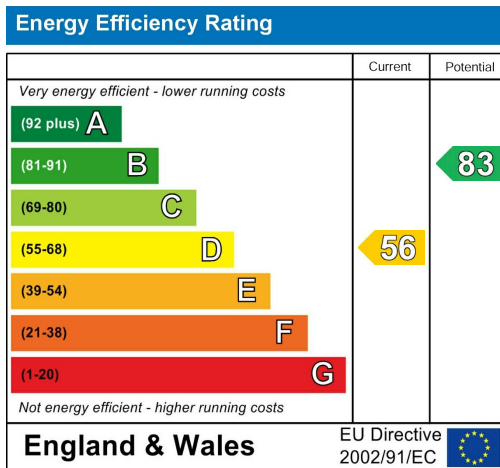
# Floorplan







## 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



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.

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