

# HUNTERS®

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## St. Marys Court

Wreay, Carlisle, CA4 0RG

Guide Price £630,000



- Modern Detached Family Home in a Popular Semi-Rural Location
- Spacious Dual-Aspect Living Room
- Sunroom with Garden Access
- Modern Four-Piece Family Bathroom
- Generous Plot with Beautiful Gardens with Picturesque Field Outlook
- Immaculately Presented Throughout
- Contemporary Dining Kitchen with Adjoining Utility Room
- Four Double Bedrooms with Master En-Suite
- Gated Off-Road Parking & Detached Double Garage with Workshop Area
- EPC - C

Tel: 01228 584249

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This immaculately presented and detached family home offers exceptional accommodation for modern family living and is located within the peaceful and picturesque village of Wreay, to the South of Carlisle. Constructed in 2017 and enjoying a wonderful corner plot with fabulous green field views to the rear, the property boasts a high specification and luxurious interior with finishing touches including a contemporary handleless kitchen with gold aluminium splashbacks and integrated appliances, a fabulous adjoining utility room, underfloor heating to the ground floor and a detached double garage incorporating a generous workshop/store area. A wonderful property for the modern purchaser commanding a finer property to call home.

Contact Hunters to schedule your viewing today!

The accommodation, which has LPG gas central heating and double glazing throughout, briefly comprises a hallway, living room, sunroom, dining kitchen, utility room, WC/cloakroom and office/study to the ground floor with a landing, four double bedrooms, master en-suite and family bathroom on the first floor. Externally there is off-road parking to the front, a detached double garage with workshop/store area and a generous garden to the side and rear. EPC - C and Council Tax Band - F.

Wreay is a beautiful and picturesque village, nestled peacefully to the South of Carlisle. The village boasts the Plough Inn, a traditional country inn, village hall, Wreay Primary School and St. Marys Church. Amenities including shops and supermarkets can be found within a short drive towards Carlisle & Dalston. For commuting, the M6 motorway J42 is within a 10 minute drive which provides direct access North towards beautiful Scotland and South towards the Lake District National Park. For those requiring rail connections, Carlisle Citadel Station is on the West Coast Mainline, providing fast and frequent services South to London in around 3hours 23minutes and North to Edinburgh in 1hour 16minutes.

## HALLWAY

Entrance door from the front, internal double doors to the sunroom, internal doors to the living room and office/study, built-in cloak cupboard with double doors, stairs to the first floor landing, small under-stairs cupboard, recessed spotlights and underfloor heating with individual room thermostat.

## LIVING ROOM

Double glazed bay window to the front aspect, double glazed window to the rear aspect, double glazed window to the side aspect, inset gas stove with marble hearth, recessed spotlights and underfloor heating with individual room thermostat.

## SUNROOM

Double glazed windows to the rear aspect, double glazed French doors to the rear garden patio, opening to the dining kitchen and under-floor heating with individual room thermostat.

## DINING KITCHEN

A contemporary handleless fitted kitchen comprising an extensive range of base, wall, drawer and tall units with worksurfaces and brushed gold aluminium splashbacks above. Integrated eye-level NEFF double oven with grill, NEFF electric hob, extractor unit, integrated fridge freezer, integrated BOSCH dishwasher, an American fridge freezer, one and a half bowl ceramic sink with mixer tap, under-counter lighting, recessed spotlights, underfloor heating and individual room thermostat, double glazed window to the rear aspect, double glazed window to the side aspect and an internal door to the utility room.

## UTILITY ROOM

Fitted base, wall and tall units with worksurfaces and brushed gold aluminium splashbacks above. Integrated washing machine, integrated tumble drier, one bowl stainless steel sink with mixer tap, wall-mounted and enclosed LPG gas boiler, recessed spotlights, external door to the side elevation and an internal door to the WC/cloakroom.

## WC/CLOAKROOM

Two piece suite comprising a WC and pedestal wash hand basin. Chrome towel radiator, recessed spotlights and an obscured double glazed window.

## OFFICE/STUDY

Two double glazed windows to the front aspect, recessed spotlights and underfloor heating with individual room thermostat.

## LANDING

Stairs up from the ground floor with a galleried landing, three double glazed Velux windows, and recessed spotlights.

## MASTER BEDROOM

Double glazed window to the rear aspect, radiator and an internal door to the en-suite.

## MASTER EN-SUITE

Three piece suite comprising a WC, vanity wash hand basin and shower enclosure benefitting a mains shower with rainfall shower head. Chrome towel radiator, recessed spotlights, extractor fan, illuminated mirror and an obscured double glazed window.

## BEDROOM TWO

Double glazed window to the front aspect and radiator.

## BEDROOM THREE

Double glazed window to the front aspect, radiator and loft access point.

## BEDROOM FOUR

Double glazed window to the rear aspect and radiator.

## BATHROOM

Four piece suite comprising a WC and wash hand basin combination unit with additional storage, bath and walk-in shower enclosure benefitting a mains shower with rainfall shower head. Part-boarded walls, chrome towel radiator, recessed spotlights, extractor fan, illuminated mirror and a double glazed Velux window.

## EXTERNAL

Front Elevation & Driveway:

Accessing the property via a double gate entrance towards a generous block-paved area allowing off-road parking and turning for multiple vehicles, with vehicular access from here to the detached double garage. A small lawned area to the front with borders. Open access to both sides of the property towards the side and rear gardens.

Rear & Side Gardens:

The rear garden is well landscaped including a generous lawned garden extending to the side elevation. The rear garden includes a generous paved seating area directly outside the sunroom French doors, with a lovely open field outlook to the rear. Within the garden is a mature beech hedge and a substantial oak tree.

## DOUBLE GARAGE/WORKSHOP AREA

Detached double garage with separate workshop area, complete with two electronic garage doors, pedestrian access door, power sockets, lighting and cold water tap internally.

## WHAT3WORDS

For the location of this property please visit the What3Words App and enter - [jazz.interrupt.acute](https://www.what3words.com/jazz.interrupt.acute)

## AML DISCLOSURE

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

## PLEASE NOTE

The property is serviced via a shared septic tank. An annual service charge of approximately £462.00 per annum for the upkeep of the development and septic tank. We are advised the oak tree in the rear garden is protected via a tree preservation order.



Floorplan

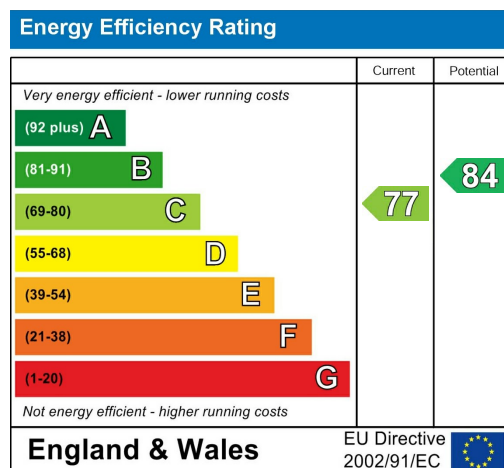








## Energy Efficiency Graph



## Viewing

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

Road Map



Hybrid Map





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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