



## The Bullpen, Littlefield

Hethersgill, Carlisle, CA6 6HX

Guide Price £380,000



- Spacious Semi-Detached Barn Conversion
- Additional Substantial Barn with Outline Planning Permission Granted
- Fishing Rights within the River Lyne which can include Salmon & Trout during the Season
- Two Reception Rooms, Three Bedrooms with Master En-Suite
- Oil Central Heating & Double Glazing
- Wealth of Retained Features & Character
- Picturesque Rural Location within the Cumbrian Countryside
- Ample Off-Road Parking & Garden Area
- Family Bathroom & Downstairs WC/Cloakroom
- EPC - F

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The Bullpen offers an excellent opportunity for those searching the market for a spacious, rurally located property providing exceptional potential to adapt or develop, with the additional benefit of fishing rights within the River Lyne, which during the season can include Salmon &

Trout. The converted sandstone property offers generous accommodation including two reception rooms and three bedrooms, all retaining a wealth of original features and character.

Additionally, there is a substantial barn within the grounds which would be ideal for those requiring an abundance of workspace externally, or for those looking to develop, outline planning permission has been granted for the erection of up to two dwellings. Located around two miles North of Hethersgill and 8 miles North of Brampton, the property is well placed for access towards an array of amenities, yet retaining a peaceful setting within the beautiful Cumbrian countryside. A viewing is essential to appreciate the location, lifestyle opportunity and potential.

The accommodation, which has oil fired central heating and double glazing throughout, briefly comprises an entrance hall, living room, dining room, kitchen, rear hall, inner hall, two double bedrooms, en-suite wet room and a WC/cloakroom to the ground floor with a landing, double bedroom and bathroom on the first floor. Externally there is a low-maintenance front garden, enclosed rear garden, driveway/parking area and a substantial barn. EPC - F and Council Tax Band - D.

## HALLWAY

Entrance door from the front, internal doors to the living room, kitchen, WC/cloakroom and inner hall, radiator, stairs to the first floor landing and a double glazed window to the front aspect.

## LIVING ROOM

Three double glazed windows to the front aspect, radiator, open fireplace and an opening to the dining room.

## DINING ROOM

Two double glazed windows to the rear aspect, radiator and an internal door to the kitchen.

## KITCHEN

Fitted kitchen comprising a range of base, wall and drawer units with worksurfaces and tiled splashbacks above. Freestanding electric cooker, extractor unit, one and a half bowl stainless steel sink with mixer tap, space and plumbing for a dishwasher, tiled flooring, opening to the rear hall and a double glazed window to the rear aspect.

## REAR HALL

External door to the rear garden, double glazed window to the rear aspect, space and plumbing for a washing machine and a freestanding 'Worcester' oil boiler.

## INNER HALL

Double glazed window to the front aspect and internal doors to the master bedroom and bedroom two

## MASTER BEDROOM

Two double glazed windows to the side aspect, double glazed window to the rear aspect, double glazed external door with side windows to the front garden, radiator and a vaulted ceiling with exposed beams.

## MASTER EN-SUITE

Three piece suite comprising a WC, wall-mounted wash hand basin and a wet-room style shower with electric shower unit. Radiator, extractor fan and an obscured double glazed window.

## BEDROOM TWO

Two double glazed windows to the rear aspect, radiator and a vaulted ceiling.

## WC/CLOAKROOM

Two piece suite comprising a WC and wall-mounted wash hand basin. Radiator, extractor fan and an obscured double glazed window.

## LANDING

Stairs up from the ground floor hallway, internal doors to bedroom three and bathroom, radiator, vaulted ceiling with exposed beams, four double glazed pigeon-hole windows and a double glazed Velux window. The landing area is ideal as an office/study area.

## BEDROOM THREE

Double glazed window to the front aspect, three double glazed pigeon-hole windows, double glazed Velux window, radiator and a vaulted ceiling with exposed beams.

## BATHROOM

Three piece suite comprising a WC, pedestal wash hand basin and a corner bath with hand shower attachment. Five double glazed pigeon-hole windows, radiator and a vaulted ceiling.

## EXTERNAL

Front Garden:

To the front of the property is a gravelled garden area, which benefits from a pedestrian access gate with pathway from the front lane to the front door, along with a further double gate entrance, allowing this area to be utilised for off-road parking if required.

Rear Garden:

An enclosed garden area, predominantly lawned and benefitting an access gate with pathway to the rear garden. Beyond the rear garden area is a further area which contains the oil tank and the sewage treatment plant.

Parking Area:

A generous hardstanding area which can accommodate parking for multiple vehicles. Access into the barn from here along with further access to the two rear garden areas.

## BARN

The barn is of substantial size however is in requirement of some upgrading. There has been outline planning approved for the demolition of the barn and erection of up to two properties. The details for this can be found by visiting the Cumberland Council (Carlisle) planning website with the reference: 22/0789.

## WHAT3WORDS

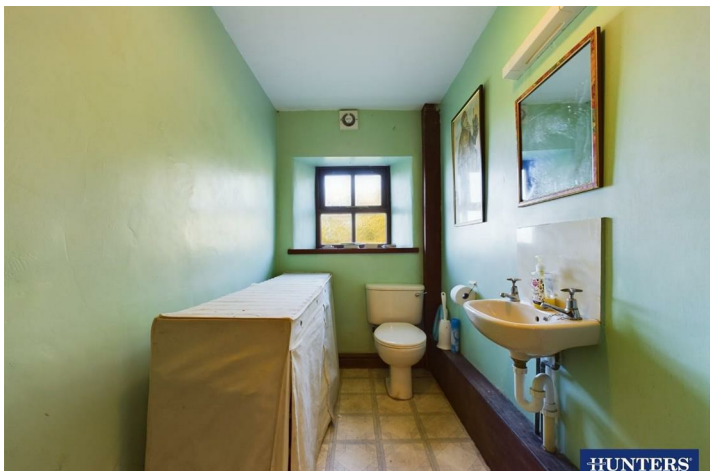
For the location of this property please visit the What3Words App and enter - second.firewall.sands

## PLEASE NOTE

The property is serviced via a sewage treatment plant which is located within the boundaries of The Bullpen. The treatment plan services The Bullpen and three additional properties, any relevant upkeep costs are shared equally between the four properties. We advise the garden area to the front of the property is held on a separate possessory title. We also advise that the neighbouring attached property has a right to park two vehicles within the parking area, along with a pedestrian right of way around the back of The Bullpen to their rear garden.

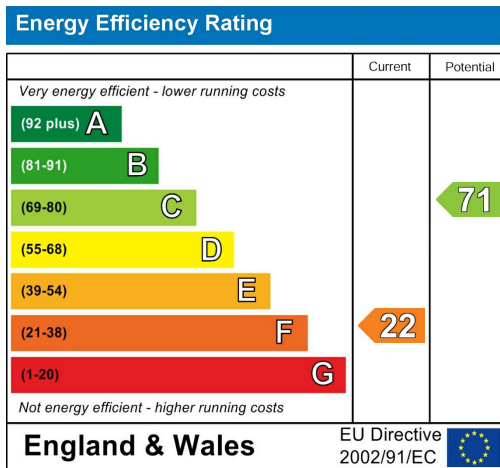
# Floorplan







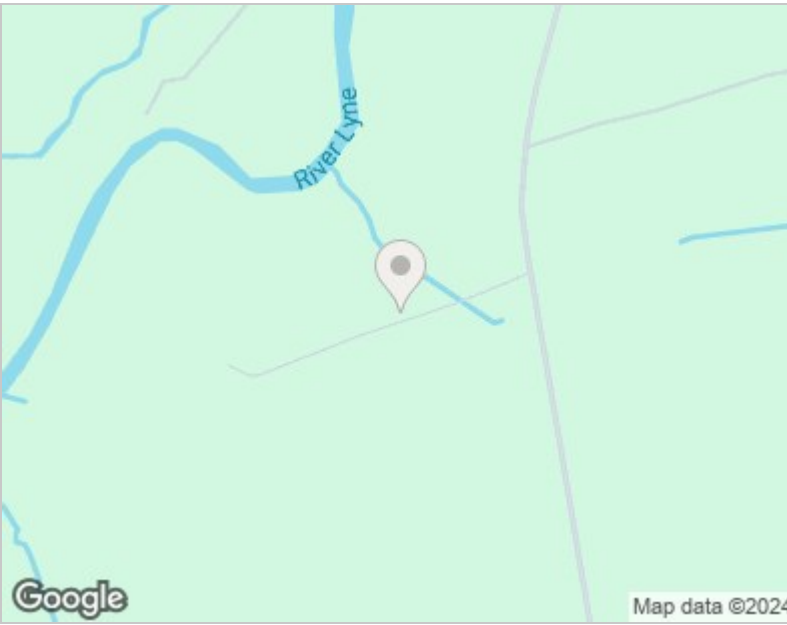
## Energy Efficiency Graph



## 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



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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.

56 Warwick Road, Carlisle, Cumbria, CA1 1DR  
Tel: 01228 584249 Email: [centralhub@hunters.com](mailto:centralhub@hunters.com)  
<https://www.hunters.com>

