



Four Winds, North End

Burgh-By-Sands, Carlisle, CA5 6BD

Guide Price £500,000

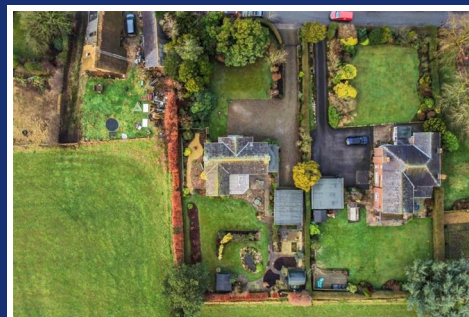
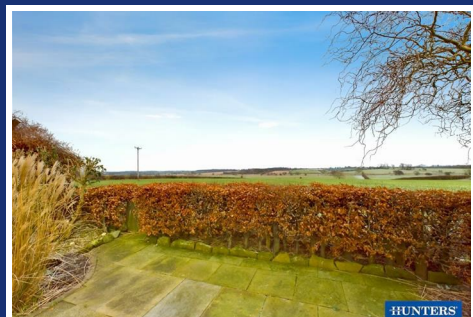


- Impressive Detached Family Home within a Beautiful Village Setting
- Immaculately Presented & Move-In Condition
- Two/Three Reception Rooms including Conservatory with Garden Outlook
- Family Bathroom & Downstairs WC/Cloakroom
- Large Gated Driveway with Detached Garage & Workshop
- Exceptional Views over the Cumbrian Countryside towards the North Pennine Fells
- Modern Dining Kitchen with Central Island & Breakfast Bar
- Four Bedrooms with the Master including a Luxurious En-Suite, Dressing Room & Juliet Balcony
- Beautifully Landscaped Gardens with Summerhouse & Pond
- EPC - D

North End

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Four Winds provides a unique opportunity to purchase an immaculately presented detached family home which is nestled harmoniously within a village setting to the West of Carlisle, enjoying far-reaching views over the picturesque Cumbrian countryside towards the North Pennine fells. The quality of accommodation is second to none and of particular note, the interior offers a spacious layout enjoying naturally lit rooms. At the heart of the home is a beautifully appointed dining kitchen, finished perfectly with integrated appliances, central island with breakfast bar and an adjoining utility room. Flowing seamlessly from the dining area is a large conservatory which enjoys views over the rear garden and beyond. A dual aspect living room offers a separate space for more formal gatherings and additionally, a further study/sitting room provides versatility to those seeking additional reception space or an area to work from home. Occupying the first floor are four bedrooms and family bathroom, which includes the master bedroom suite, complete with a luxurious en-suite bathroom, walk-in dressing room and a Juliet balcony capturing the exceptional Easterly views. Externally there is more to love, you approach the property through a double-gated entrance to an area providing excellent parking options, including a detached garage with workshop. Throughout the grounds, the gardens have been meticulously maintained by the current owners, providing an exceptional space for budding gardeners and those who truly enjoy the great outdoors. Contact Hunters today to schedule your viewing.

Burgh-by-Sands is a beautiful village laying peacefully within the Solway Coast AONB, to the North-West of Cumbria. A village with many attractions and steeped with history, including the world famous Hadrian's wall passing through the village and a Bronze statue of King Edward on the village green.

Within the village is St Michaels Church, built within the roman fort on Hadrian's wall in the late 12th century. Further amenities in the village include the Greyhound Inn and Burgh by Sands School. A wider selection of amenities including supermarkets, garages and secondary schools can be located within the border city of Carlisle, a 15 minute drive East. For those who love the great outdoors, the Lake District National Park is accessible within an hour, providing endless hours of beautiful walks, picturesque scenery and all the exceptional recreational activities that Lakeland has to offer. 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.

GROUND FLOOR:

HALLWAY

Entrance door from the front, internal doors to the living room, dining kitchen and WC/cloakroom, radiator, hive heating thermostat and stairs to the first floor landing with an under-stairs cupboard.

LIVING ROOM

Double glazed window to the front aspect, two double glazed windows to the side aspect, radiator, gas fireplace with surround and hearth, and double doors to the study/sitting room.

STUDY/SITTING ROOM

Double glazed window to the rear aspect, double glazed patio doors to the side garden, and a radiator.

DINING KITCHEN

Kitchen Area:

Fitted kitchen with central island with breakfast bar, comprising a range of base, wall, drawer and tall units with timber worksurfaces and tiled splashbacks above. Integrated eye-level electric double oven with grill, integrated microwave, integrated fridge, integrated dishwasher, electric hob, designer extractor fan, inset one and a half bowl sink with mixer tap and waste-disposal, under-counter lighting, recessed spotlights, radiator, double glazed window to the front aspect, double glazed French doors to the rear garden, external door to the side driveway and an internal bi-folding door to the utility room.

Dining Area:

Glazed double doors to the conservatory and two radiators.

CONSERVATORY

Double glazed windows to two walls, double glazed patio doors to the rear garden, and two radiators.

UTILITY ROOM

Fitted base and wall units with worksurfaces and tiled splashbacks above. Space and plumbing for a washing machine, space for a tumble drier, space for an American fridge freezer, freestanding gas boiler, one bowl stainless steel sink with mixer tap, radiator and a double glazed window to the side aspect.

WC/CLOAKROOM

Two piece suite comprising a WC and pedestal wash hand basin. Part-tiled walls, radiator and an obscured double glazed window.

FIRST FLOOR:

LANDING

Stairs up from the ground floor hallway, internal door to four bedrooms and family bathroom, and two double glazed windows to the front aspect.

MASTER BEDROOM & DRESSING ROOM

Bedroom:

Double glazed window to the side aspect, double glazed French doors with Juliet balcony, recessed spotlights and a radiator.

Dressing Room:

Extensive fitted wardrobes with matching drawers and dressing table. Radiator, recessed spotlights, double glazed window to the side aspect, internal door to the en-suite bathroom and an opening to the bedroom.

MASTER EN-SUITE

Four piece suite comprising a WC, his & hers sinks, spa bath and a wet-room style shower benefitting a mains shower with rainfall

shower head. Part-tiled walls, tiled flooring with under-floor heating, recessed spotlights, two illuminated mirrors, extractor fan, radiator, designer towel radiator and a part-obscured double glazed window to the front aspect.

BEDROOM TWO

Double glazed window to the rear aspect, radiator and fitted wardrobes with matching dressing table and bedside cabinets.

BEDROOM THREE

Double glazed window to the rear aspect, radiator, loft access point and fitted wardrobes with matching over-bed unit.

BEDROOM FOUR

Two double glazed windows to the front aspect, radiator and a built-in cupboard/wardrobe.

FAMILY BATHROOM

Three piece suite comprising a WC, vanity wash hand basin and bath with shower over. Fully-tiled walls, tiled flooring, radiator, chrome towel radiator, recessed spotlights, extractor fan and a part-obscured double glazed window to the front aspect.

EXTERNAL

Front Garden/Driveway:

Accessing the plot via a double gated entrance towards a gravelled driveway allowing off-road parking for numerous vehicles. A mature border extends the length of the driveway. Directly in front of the property is a generous lawned garden with mature trees and shrubs throughout. Access from the side into the detached garage, with access gates to both the rear garden and the side garden.

Side Garden:

Benefitting a paved seating area directly outside the study/sitting room patio doors, with lovely views over open fields towards St. Michaels Church. Additionally there is a gravelled garden area with mature shrubs/bushes. Access gate from here back to the front garden/driveway.

Rear Garden:

Directly outside the dining kitchen & conservatory patio doors is a paved seating area, with views extending down the garden and beyond. Access from here into the garage/workshop via pedestrian access door. Further to the rear garden is a large lawned garden which benefits from a lovely pond with water feature, timber summer house and a timber Dutch-barn shed. Throughout the rear garden are mature trees, fruit tree and hedging with an area of garden including vegetable patches/flower beds. A external cold water tap to the rear elevation.

GARAGE & WORKSHOP

Garage:

Electric roller garage door, pedestrian access door, power, lighting and a cold water tap.

Workshop:

Two double glazed windows, pedestrian access door, power and lighting.

UTILITIES/SERVICES

Gas central heating.

Double glazing.

EPC - D.

Council Tax Band F.

WHAT3WORDS

For the location of this property please visit the What3Words App and enter - armrest.hides.mailers

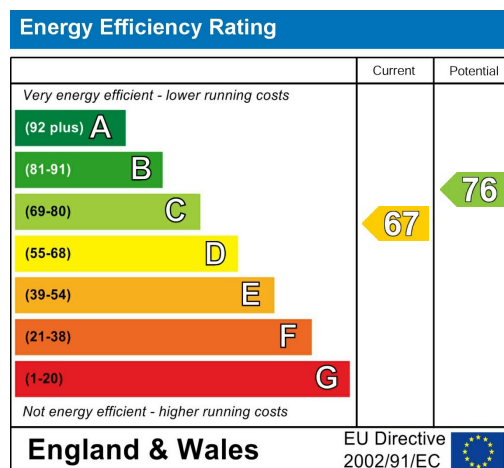
Floorplan







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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