



HUNTERS®

Granview, Honeypot Lane

Cargo, Carlisle, CA6 4AW

Guide Price £320,000



- Spacious Detached Bungalow with Attached Double Garage
- Generous Front Garden & Rear Garden with Large Greenhouse
- Large Kitchen with Rear Aspect Window
- Three Good-Sized Bedrooms plus Study Area
- Ample Off-Road Parking
- Elevated Position within Cargo, Overlooking Honeypot Lane
- Living/Dining Room with Multi-Fuel Stove & French Doors
- Conservatory with Rear Garden Access
- Family Shower Room
- EPC - C

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Situated within an elevated position overlooking Honeypot Lane in Cargo is this three-bedroom detached bungalow with gardens and attached double garage. Offering tremendous potential to the new owners to make their own, the property offers an abundance of space both internally and externally and would make a wonderful home for families looking to upsize or those looking for single level living. Cargo is within easy reach of a number of amenities and transport links, including the M6 motorway, Western City Bypass and also benefits from a frequent bus service. A viewing is imperative to appreciate the space, aspect and potential of this lovely bungalow.

The accommodation, which has gas central heating and double glazing throughout, briefly comprises a hallway, kitchen, living/dining room, conservatory, inner hall/study area, three bedrooms and shower room internally with front & rear gardens and an attached double garage externally. EPC - C and Council Tax Band - D.

Cargo is nestled on the fringe of the City boasting easy access into Kingstown with its many amenities including supermarkets, shops and take-away restaurants. Heading into the city centre which takes less than 15 minutes by car, you have an excellent array of shops, bars and restaurants along with Carlisle train station which gives you direct access North & South via the West Coast Mainline. The M6 (J44) along with the Western City Bypass, A69 and A7 are minutes away making this a perfect location for those needing to commute. Highly reputable Nursery, Infant, Junior and Secondary schools are within a short drive.

GROUND FLOOR:

HALLWAY

Entrance door from the front, internal doors to the kitchen, conservatory and attached double garage, radiator and tiled flooring.

KITCHEN

Fitted kitchen comprising a range of base, wall and drawer units with worksurfaces and tiled splashbacks above. Freestanding range cooker, extractor hood, space and plumbing for a washing machine, space and plumbing for a dishwasher, space for a tumble drier, space for a fridge freezer, one bowl Belfast sink with mixer tap, designer vertical radiator, tiled flooring, double glazed window to the rear aspect and internal double doors to the living/dining room.

LIVING ROOM

Double glazed window to the front aspect, double glazed French doors to the front veranda, internal sliding door to the inner hall/study area, inglenook fire with multi-fuel stove, radiator and exposed floorboards.

CONSERVATORY

Double glazed windows to the rear aspect, double glazed French doors to the rear garden, radiator and tiled flooring.

INNER HALLWAY/STUDY AREA

Inner Hallway:

Internal doors to three bedrooms and shower room, radiator, loft-access point and a built-in cupboard with double sliding doors. The wall-mounted gas boiler is located within the built-in cupboard.

Study Area:

Double glazed window to the front aspect and a radiator.

BEDROOM ONE

Double glazed window to the front aspect, double glazed window to the side aspect and a radiator.

BEDROOM TWO

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

BEDROOM THREE

Double glazed window to the side aspect and a radiator.

SHOWER ROOM

Three piece suite comprising a WC, pedestal wash hand basin and a shower enclosure benefitting a mains shower with rainfall shower head. Part-tiled walls, designer vertical radiator, extractor fan and an obscured double glazed window.

EXTERNAL:

Front Garden & Driveway:

Turning off from Honeypot Lane you enter a large driveway with cattle-grid and ascend towards the property. The driveway allows off-road parking for three/four vehicles, with further access from here in to attached double garage. The front garden contains multiple areas, including a raised veranda which is accessible from the living/dining room French doors, a lawned garden, a timber summerhouse, pergola, raised vegetable beds and a gravelled garden area. Throughout the front garden is a variety of mature flower beds, shrubs, trees and fruit trees. There are access pathways down both sides of the bungalow to the rear garden.

Rear Garden:

To the rear of the property is a paved seating area with views over the neighbouring fields and countryside. Within the rear garden area is an external cold water tap, large greenhouse and multiple garden stores/lean-to storage areas.

ATTACHED DOUBLE GARAGE

One electric up and over garage door and one manual up and over garage door, obscured double glazed window and a pit.

WHAT3WORDS

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

Floorplan

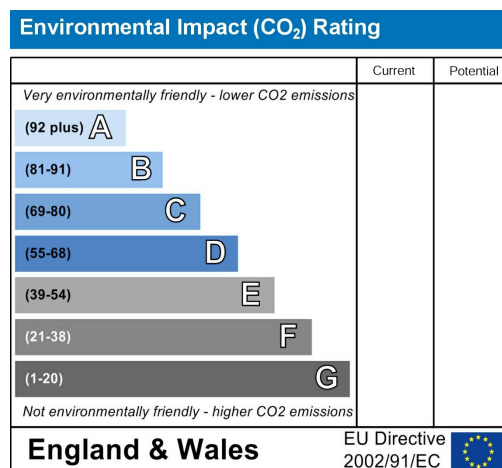
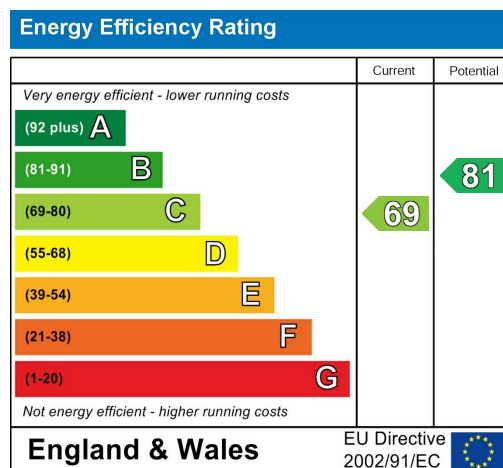






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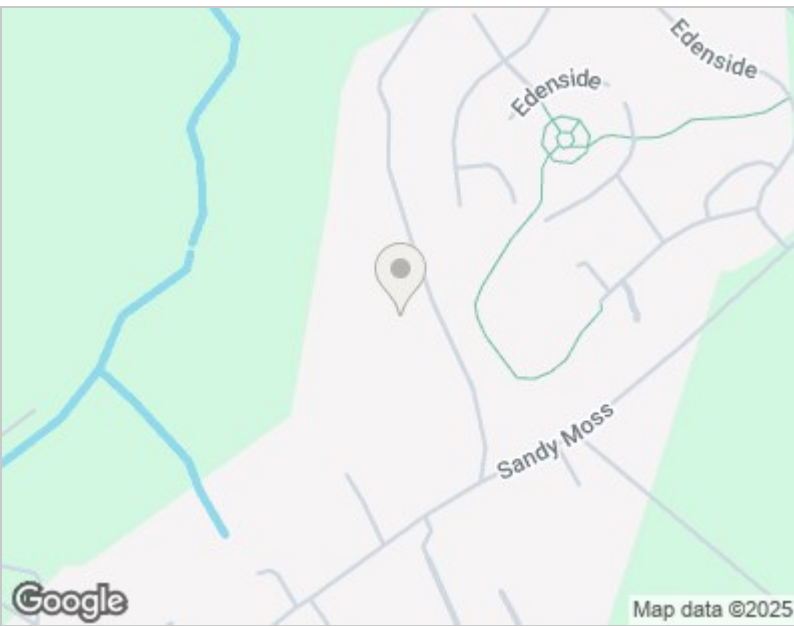
Energy Efficiency Graph



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.

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

