



HUNTERS®

North End

Burgh-By-Sands, Carlisle, CA5 6BD

Guide Price £450,000

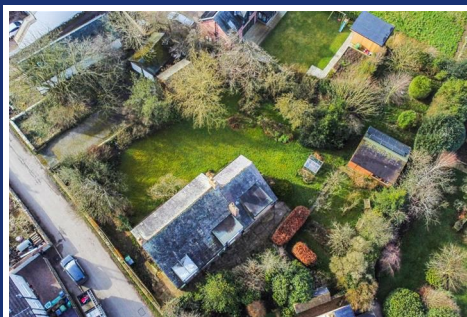
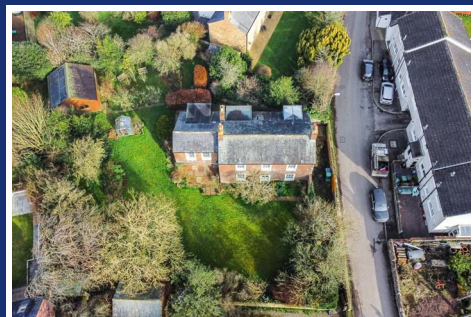


- No Ongoing Chain
- Situated within the Heart of Burgh-By-Sands
- Undeniable Potential to Create an Exceptional Home
- Detached Stable & Large Games/Craft Room with Workshop
- Solar Panels for Added Efficiency
- Impressive Detached Family Home
- Generous Plot of Beautifully Established Gardens
- Three Reception Rooms plus Five/Six Bedrooms
- Excellent Parking Options including Double Garage & Large Driveway
- EPC - D

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North End presents a rare opportunity to create a stunning and expansive home, set on a generous plot of beautifully established gardens in the heart of Burgh-By-Sands. Boasting a versatile layout, this impressive residence offers three reception rooms and five/six bedrooms, ensuring ample space to accommodate the needs of any family. The potential continues outdoors, where the property provides extensive off-road parking, a double garage, and a large games/craft room with an adjoining workshop. Additionally, a detached stable offers an exciting opportunity for conversion - ideal for those considering a holiday let or additional living space. Sustainability meets convenience with solar panels located on the roof of the workshop, providing valuable whilst helping to reduce utility costs. While some modernisation may be desired, the scope to transform this property into a truly exceptional forever home is undeniable. Do not miss this fantastic opportunity - contact Hunters today to take the next step towards making North End your dream home.

The accommodation briefly comprises a hallway, living room, dining room, lounge, kitchen, pantry, rear hall/cloakroom and WC to the ground floor with a landing, five bedrooms, sixth bedroom/study and bathroom to the first floor. Externally there are generous gardens, off-road parking, double garage, stables, workshop & games/craft room. EPC - D and Council Tax Band - F.

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 room, kitchen, rear hall/cloakroom and pantry, radiator and stairs to the first floor landing with under-stairs cupboard.

LIVING ROOM

Single glazed sash window to the front aspect, radiator and a gas fire.

DINING ROOM

Single glazed sash window to the front aspect, radiator, feature fireplace and an internal door to the lounge.

LOUNGE

Single glazed French doors to the front veranda with secondary glazing unit, double glazed window to the side aspect, radiator and an open fireplace.

KITCHEN

Fitted kitchen with base and wall units, with worksurfaces and tiled upstands above. Freestanding 'belling' range cooker, space and plumbing for a washing machine, stainless steel sink with mixer tap, built-in cupboard/store, radiator, tiled flooring, external door to the rear garden and a single glazed sash window to the rear aspect.

PANTRY

Obscured single glazed window, tiled flooring and shelving.

REAR HALL/CLOAKROOM

External door to the rear garden and an internal sliding door to the WC.

WC

WC, wash hand basin, tiled splashbacks and an obscured single glazed window.

FIRST FLOOR:

LANDING

Stairs up from the ground floor hallway, internal doors to five bedrooms, bedroom six/study and bathroom, two radiators, built-in cupboard, loft access point and a single glazed sash window to the rear aspect.

BEDROOM ONE

Double glazed sash window to the front aspect.

BEDROOM TWO

Double glazed sash window to the front aspect, wash hand basin, feature fireplace and a built-in cupboard/storage.

BEDROOM THREE

Two double glazed sash windows to the front aspect.

BEDROOM FOUR

Double glazed sash window to the side aspect, double glazed window to the rear aspect and a built-in cupboard/store.

BEDROOM FIVE

Double glazed window to the side aspect, double glazed window to the rear aspect and a built-in cupboard/store.

BEDROOM SIX/STUDY

Double glazed sash window to the front aspect.

BATHROOM

Three piece suite comprising a WC, pedestal wash hand basin and bath with shower over. Part-tiled walls, radiator, extractor fan and a double glazed window to the rear aspect. Access to a cupboard with lighting which includes the wall-mounted gas boiler internally.

EXTERNAL:

Front Garden:

A large lawned garden to the front of the property, which includes a variety of mature trees and borders. There is an access pathway with gate from the driveway/parking area which leads up towards a brick archway towards the front pathway, with further access around the property towards the rear garden/entrance.

Side/Rear Garden:

Large lawned garden including a variety of mature trees and borders, with an orchard area benefitting a wide variety of fruit trees. There is access into the workshop from the rear garden and additionally a large greenhouse, hog house, coal house and store.

Driveway/Parking Area:

Allowing off-road parking for multiple vehicles, the driveway/parking area benefits a cattle-grid entrance and allows access into the double garage and stable.

WORKSHOP & GAMES/CRAFT ROOM

Workshop:

Double door entrance, internal door to the games/craft room, window, workbench with vice, power, lighting and solar-panel meter. The solar panels are located on the roof of the workshop.

Games/Craft Room:

Two windows, power and lighting.

STABLE & GARAGE

Double Garage:

Two up and over garage doors to the driveway and two windows. Please note, the garage walls are lined with boarding that may contain asbestos.

Stable:

A brick/stone built stable, which includes a ground floor and second floor (inaccessible) including a stable entrance door and electricity socket.

WHAT3WORDS

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

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.

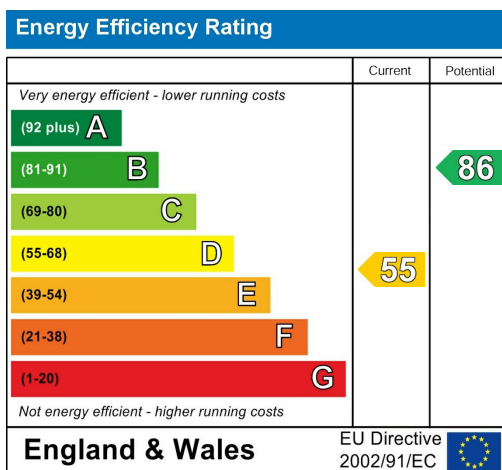
Floorplan







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



HUNTERS
HERE TO GET YOU THERE



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>

