



HUNTERS

## St. Aidans Road

Carlisle, CA1 1LS

Guide Price £400,000



- Grand Detached Edwardian Villa
- Four Receptions, up to Five Bedrooms after Renovation
- Utility, Laundry Room and Ground Floor Cloakroom
- Part Modernised, with Plenty of Remaining Potential
- Gas Central Heating and Mixed Glazing

- Large Room Settings and packed with Period Features
- Kitchen with Breakfast Room
- Impressive Reception Hall with Elegant Turning Staircase
- Double Garage and Store
- Over 4,000 square Feet of Accommodation

# St. Aidans Road

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This is an elegant Edwardian property of considerable size, with grand room settings, high ceilings, period decorative detailing and a wonderful turning staircase rising from a splendid reception hall. It is an opportunity to own and create real signature detached home with huge potential and enjoying a prime corner position adjacent to St Aidans Church, just off Warwick Road. The ground floor accommodation includes an impressive Reception Hall, large Drawing Room, Lounge, and a third reception that could be used for Formal Dining, a large Kitchen which is open plan to a Dining Area. There is a separate Laundry, Utility and a ground floor Cloakroom. To the First Floor you will find Three Bedrooms, one Ensuite, a Family Bathroom and a large renovation space for creating a Fourth Grand Master Suite, or two bedrooms, both with Ensuite Facilities.

Outside there is a double garage and store, as well as a garden room. The gardens wrap round the property with lawns to three sides and to the rear is a secure courtyard area with flagstones and raised beds. In addition to the garages there is plenty of space for parking multiple vehicles.

The property is gas centrally heated and the glazing is a mix of new double glazing, secondary glazing and the occasional single pane framed window. The current owner has undertaken improvements in the last few years, but there is still more to do in order to realise the full potential of this generously sized home. Ideally suited to larger families and those with the capability and ambition to create a forever home in highly desirable location on the fringes of the City Centre.

## Entrance

On arriving at the property you pass through iron gates and meander up a path that brings you to the Entry. A solid 16-panel timber door gives access to an oak panelled room with 4 leaded windows providing natural light. A double timber framed door with stain glass inserts then leads to the Reception Hall.

## Reception Hall

A grand room that makes a bold statement, the reception hall hosts an impressive turning staircase with wide steps, wood balustrade and rich panelling. A gas fired stove sits recessed in a tall stone fireplace and commanding tall wood pillars stand proud supporting the first floor landing above. Magnificent six-panel doors lead off from the hall and provide access to the reception rooms and kitchen.

## Drawing Room

A large room with an attractive bay window providing plenty of natural daylight. Ornate designs adorn the plaster ceiling with intricate detailing and deep covings. A large stone fire hearth houses an open fire and there is ample space in the room for the largest of furnishings. A wonderful room in which to entertain formally and to socialise.

## Lounge

The lounge has been modernised by the current owner and has an attractive floor to ceiling bay window, open fire with stone fireplace surround, and a pretty glossy laminate floor and once again, intricate detailing to the ceiling.

## Reception Three

Currently used as an office, and perhaps would suit use as a formal dining room. with an attractive bay window and feature open fireplace.

## Kitchen

With a range of units at wall and base level and with stone work surfaces running over. The cabinets are of an oak finish and the splash backs are are tiled. Integral appliances include an electric Rangemaster oven with five plate gas hob and electric hot plate, double electric oven, one conventional, one fan assisted and an electric grill. An overhead extractor sits above, and there is a dishwasher, and twin inset sinks with mixer tap over.

## Dining Area

There is a dining area just off the kitchen with plenty of space for a family dining table and chairs.

## Laundry Room

With a counter top and space and plumbing for a washing machine and dryer. There is also a Butler's sink.

## Utility & Store

A useful store room with space for a side-by-side fridge and freezer.

## Cloakroom

A downstairs loo with wall mounted wash hand basin and low level WC.

## First Floor Landing

A large landing that is accessed from the grand staircase rising from the reception hall. Providing access to all the first floor accommodation and with plenty of space to be utilised as a social space, perhaps for older children.

## Bedroom One

Fitted with a comprehensive range of wardrobes, chests of draws, dressing table and matching bedside cabinets. Having a connecting door to the family bathroom.

## Bedroom Two

The second bedroom is cavernous with windows to two elevations creating a light and bright space.

## Bedroom Three

The third bedroom has been recently modernised and is amply big enough for a double bed, wardrobes and chest of draws. The glazing in the room has all been upgraded and there is an attractive window seat feature.

## Ensuite

The ensuite comprises of a shower cubicle, wash-hand basin and WC. There is also a chrome towel rail and an illuminated wall mirror.

## Bedrooms Four/Five

This large room has been stripped back to brick and the ceiling opened up to the vaulted roof. This large space (7.78m x 4.20m) could house two bedrooms, each with ensuites (first fix plumbing for two bathrooms is in place), or alternatively it could be transformed into a grand master suite with bathroom and separate dressing room.

## Family Bathroom

The bathroom comprises of a spa bath with overhead shower, a wash-hand basin set on a vanity unit, and a WC. Also with an attractive towel rail and an extractor fan.

## Double Garage

A large double bay garage (6.36m x 6.12m) with up and over metal doors, light and power.

## Store

Adjoining the garage and being a great place to stow away garden implements and tools.

## Garden Room

A useful garden room, currently housing a hot tub.

## Gardens

The property enjoys a large corner plot and has plenty of outdoor space. To the kitchen side elevation there is a yard laid with slabs and having raised beds for planting and a seating area. The area is secure, with a mix of brick walls and fences to the borders keeping the area pet safe.

Lawns wrap round the house to three elevations with the boundaries being marked by a combination of brick walls and neat hedges. There is planting to borders with a mixture of mature shrubs.

## Cellar

There is a cellar at the property but access is a little restricted currently and therefore no inspection has been made. Access to the cellar will be possible by prior arrangement with the agent.

## 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





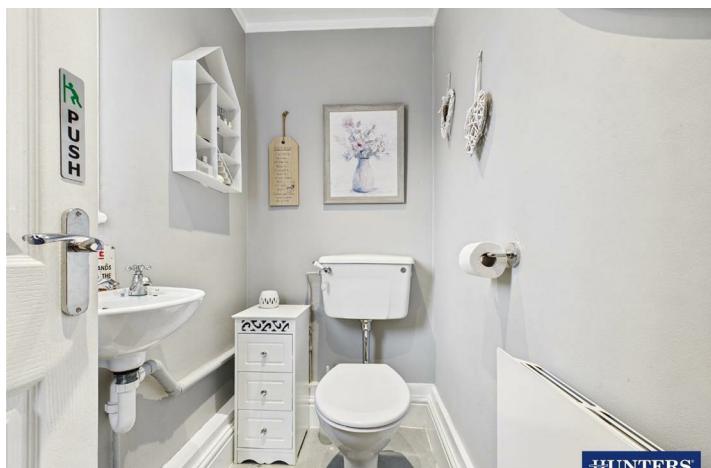
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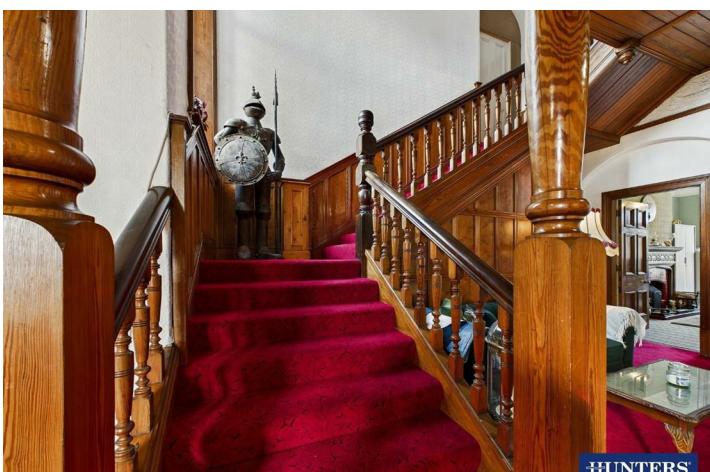
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### Energy Efficiency Graph

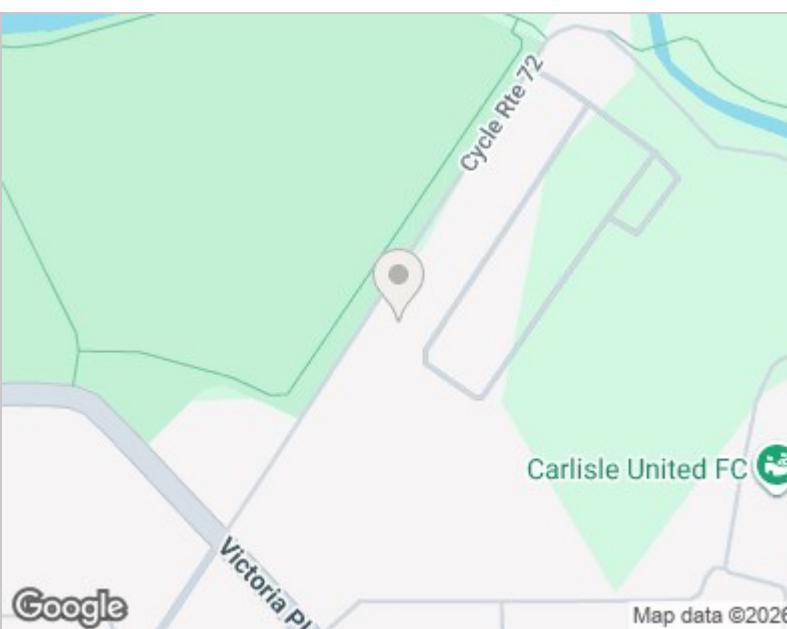
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### 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



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.

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