



## Graham Street

Longtown, Carlisle, CA6 5NR

Guide Price £395,000



- Substantial Five Bedroom Semi-Detached
- Living Room
- Dining Room
- Ground Floor Cloak Room
- Multiple Outbuildings and Parking

- Master Bedroom Ensuite
- Lounge
- Large Breakfast Kitchen
- Many Period Features
- Council Tax Band C

# Graham Street

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A substantial semi-detached Victorian Villa with 5 bedrooms, 3 receptions, attractive internal presentation and being ideal for professionals and larger families. The property has the typical Victorian styling with a red brick facade and contrasting stone lintels and sills, a decorative timber porch with slate roof detailing over, overhanging eaves, and a deep bay window at ground level. Inside you will find large room settings, high ceilings and many period features.

The accommodation to the ground floor comprises of entry, entrance hall, living room, lounge, dining room, kitchen, utility and WC, whilst to the first floor you will find three bedrooms, one being ensuite, and a family bathroom. Finally on the second floor there are two large double rooms. The house is double glazed and has oil-fired central heating, and there is LPG cylinders for the living flame gas fires in the main receptions. Outside there is a pretty, low maintenance garden to the front, a long driveway to the side, and then a number of outbuildings to the rear and a gardeners WC.

Longtown is a charming market town steeped in history and surrounded by rolling farmland and scenic river walks. Positioned on the banks of the River Esk, the town features an array of local amenities including independent shops, traditional pubs, cosy cafés, and essential services, all within easy reach. Carlisle is just a short drive away and provides a wider selection of retail, leisure, and cultural attractions.

Families are well catered for with well-regarded local schools, while outdoor enthusiasts will love the abundance of walking, cycling, and fishing opportunities right on the doorstep. The Scottish Borders, Hadrian's Wall, and the Lake District National Park are all easily accessible, making Longtown an ideal base for family and outdoor life.



## Entry

You step into an entry vestibule with a black and white tiled floor and a place to hang coats and kick off shoes. There is a timber framed door and side panel with stained glass inserts, leading into the Entrance Hall.

## Entrance Hall

Providing access to the living room, dining room and the stairs leading to the first floor.

## Living Room

A large room with a high ceiling, decorative coving and a deep bay window to the front elevation. There is a striking ornate fireplace with tiled inserts and a gas real flame fire.

## Dining Room

The dining room sits in the middle of the ground floor accommodation and is in the site of the former kitchen before the property was extended. Plenty of space for a family sized dining table and chairs, being open plan to the day lounge and providing access to the kitchen.

## Lounge

With a feature fireplace with a real flame gas fire, and with a window to the rear elevation providing natural light.

## Kitchen

Fitted with a range of units at wall and base level and with contrasting stone surfaces over, this is a large kitchen, complete with breakfast bar and with a window to the side elevation for natural light. Integral appliances include a gas range with hot plate and two ovens, an overhead extractor hood, integral dishwasher, fridge, freezer and inset one-and-a-half stainless steel sink bowl and drainer. There is under cabinet and plinth lighting and an internal door providing access to the utility room and WC.

## Laundry

Undercounter space and plumbing for a washing machine and with additional kitchen cabinets for storage. An external door to the rear leads to the Courtyard.

## Cloakroom

With a pedestal wash-hand basin and a low level WC.

## First Floor Landing

Accessed from the stairs rising from the entrance hall and providing entry to three bedrooms and a family bathroom.

## Bedroom One

A large double with a window to the front elevation overlooking the front street.

## Bedroom Two (Master)

Used as the master bedroom and having an ensuite. Plenty of space for a double bed and with large, mirror fronted wardrobes, and with a window to the rear elevation.

## Ensuite

Comprising of four-pieces with a shower cubicle, bath, wash-hand basin and WC.

## Bedroom Three

A single bedroom with a window to the rear elevation.

## Family Bathroom

With a shower cubicle, bath, wash-hand basin and WC.

## Second Floor Landing

Providing access to bedrooms four and five.

## Bedroom Four

A good sized double room with a window to the front elevation.

## Bedroom Five

Another double with a sky-light window providing plenty of natural light.

## Outbuildings

In the rear Courtyard you will find some useful brick-built buildings, with two separate stores, one housing the oil fired boiler, and a gardener's WC.

## Drive and Parking

There is an abundance of space for parking multiple vehicles on the side drive and into the Courtyard.

## Garden

A low wall and neatly cut hedge mark the perimeter of the front garden, behind which lies a low maintenance gravel garden edged with attractive block paving.

## 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

Ground Floor Building 1

Floor 1 Building 1

Floor 2 Building 1

Ground Floor Building 2

Approximate total area<sup>(1)</sup>

2234 ft<sup>2</sup>  
207.7 m<sup>2</sup>

Reduced headroom

65 ft<sup>2</sup>  
6 m<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom

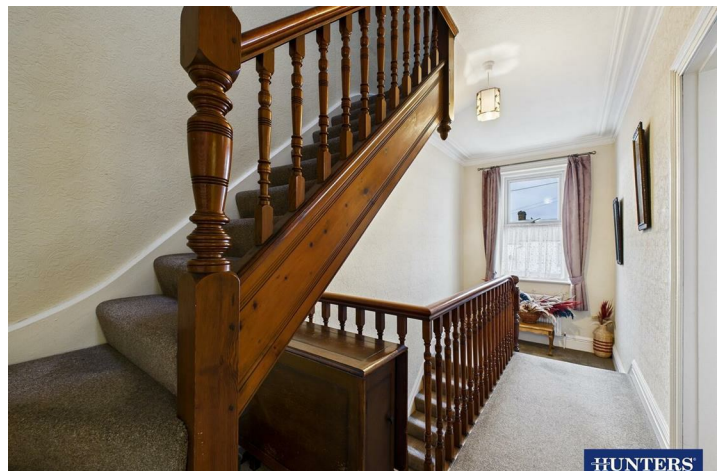
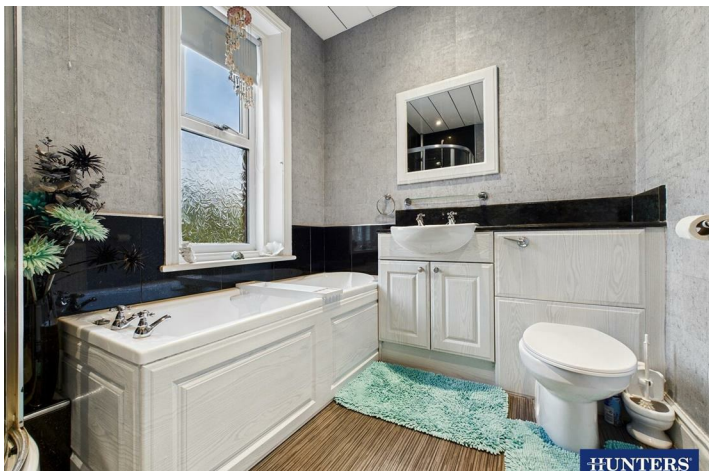
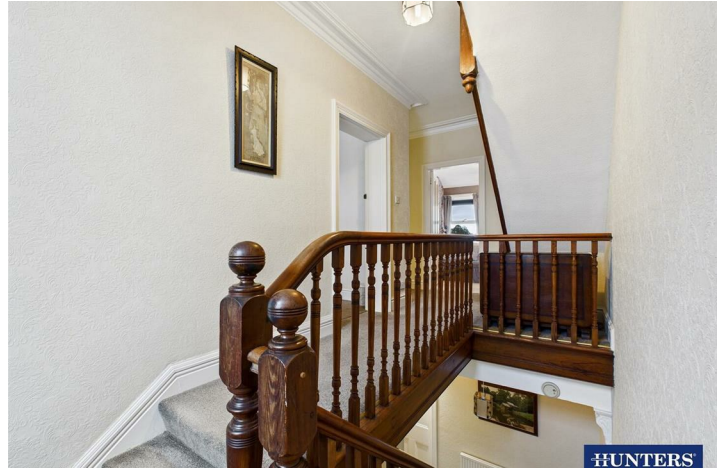
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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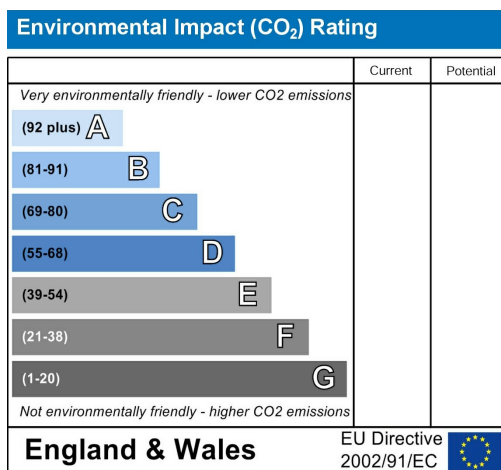
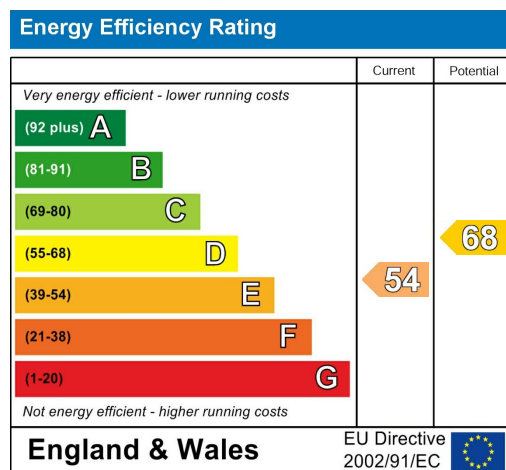






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## Energy Efficiency Graph

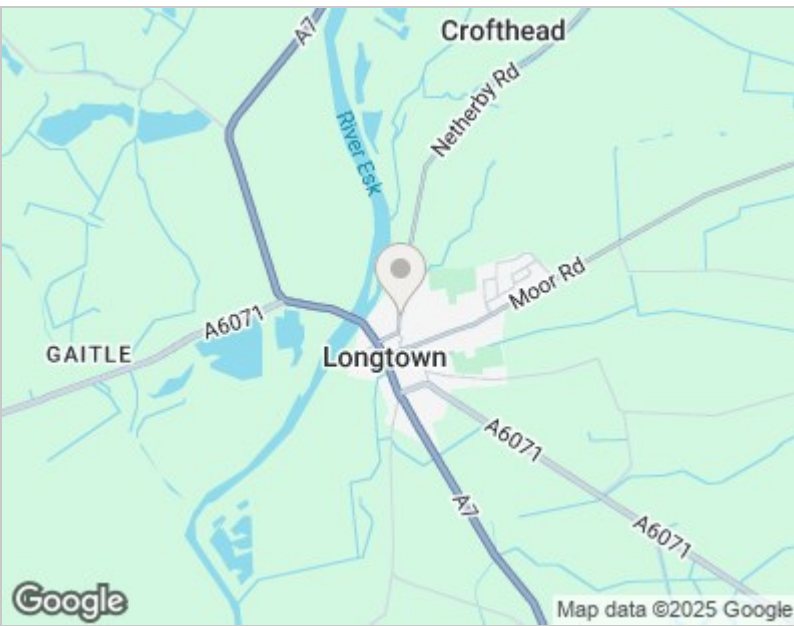


## Viewing

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.

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