



High Scalesceugh House, Carleton, CA4 0BT

Guide Price £350,000

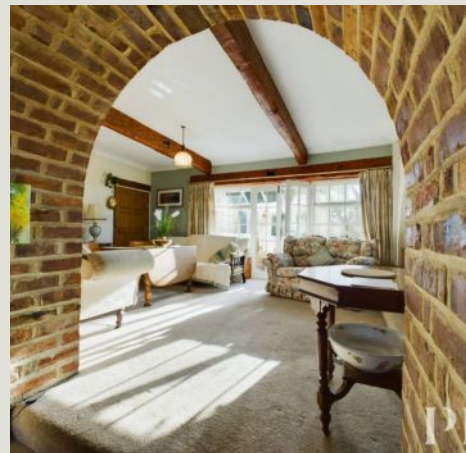
PFK

High Scalesceugh House

The property:

Welcome to High Scalesceugh House, nestled in a picturesque countryside setting, get ready to discover this grand 6-bedroom semi-detached character property awaiting a touch of inspiration to restore its former glory. Poised on a generous plot of approximately 0.70 acres, this property presents an incredible opportunity for those with a vision for creating a bespoke residence. The allure of this property is further heightened by its enviable location, boasting glorious open views towards the majestic Lake District fells that paint a breathtaking backdrop against the horizon. With its grandeur and potential, this property is a canvas waiting for the strokes of a discerning buyer to transform it into a masterpiece.

The enchantment of this property extends beyond its walls, into the vast outdoor space, the property offers a secluded sanctuary for its inhabitants while remaining connected to nearby amenities. So, are you ready to embrace this exciting opportunity to create your own oasis in this idyllic setting, where the beauty of the outdoors seamlessly merges with the character and highly flexible potential of the property itself.



Carleton, Carlisle

The location:

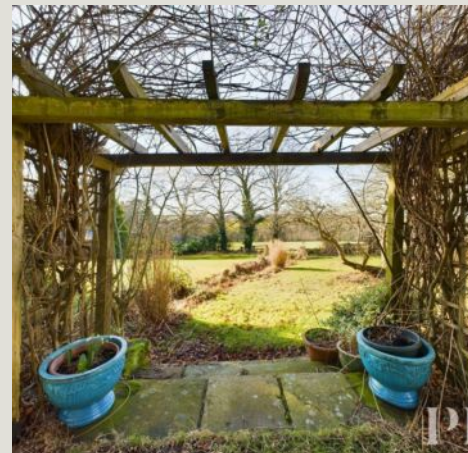
Carleton offers excellent connectivity for commuters, thanks to its proximity to both the A6 and M6 motorways. This makes it an ideal location for those who need easy access to major routes for travel, whether for work or leisure. The A6 runs directly through the area, providing straightforward access to Carlisle city center and other nearby towns. The M6 is just a short drive away, ensuring smooth connections to destinations further afield, including the Lake District, Scottish Borders, Hadrian's Wall, and the Solway Coast AONB. With these transport links, Carleton offers the perfect balance of peaceful living with convenient access for commuting.

DIRECTIONS:

The property can be located with the postcode CA4 0BT and identified by a PFK For Sale board. Alternatively by using What3Words: [///duos.dissolves.shell](#) for the junction access point to the shared driveway and then [///boast.notifying.asks](#) takes you to the property.

KEY FEATURES:

- Incredible opportunity to purchase a fabulous project property
- Sitting in a plot of apx 0.70 acres
- Glorious open views towards the Lake District fells
- EPC - F
- Council Tax - Band E
- Tenure - Freehold





ACCOMMODATION

Entrance Vestibule

4' 6" x 3' 4" (1.38m x 1.01m)

Main Hallway

With doors off to bedrooms 1 & 2, step up to inner hallway.

Bedroom 1

14' 4" x 10' 4" (4.38m x 3.14m)

En-suite 1

6' 6" x 3' 3" (1.97m x 0.99m)

Bedroom 2

13' 0" x 12' 2" (3.95m x 3.72m)

En-suite 2

6' 6" x 2' 8" (1.99m x 0.81m)

Inner Hallway

Access to stairs to first floor, door to WC, utility room and kitchen

WC

2' 11" x 2' 9" (0.88m x 0.83m)

Utility Room

9' 8" x 6' 7" (2.95m x 2.01m)

Kitchen

15' 3" x 12' 5" (4.64m x 3.78m)

With open plan brick archway and step up to dining room and door through to rear hallway

Dining Room

16' 8" x 11' 11" (5.08m x 3.62m)

With open plan archway and step up to living room, doors to sun room and doorway to blocked off access to the adjoining cottage, now a built in bookcase.





ACCOMMODATION

Living Room

13' 9" x 11' 11" (4.19m x 3.62m)

Sun Room

16' 11" x 10' 1" (5.15m x 3.08m)

Rear Hallway

With doors off to kitchen, shower room and rear porch

Shower Room

8' 1" x 6' 7" (2.47m x 2.00m)

Built in cupboard housing the oil boiler

Rear Porch

9' 10" x 9' 6" (3.00m x 2.89m)

With door to rear courtyard

FIRST FLOOR

Landing

With step up to upper landing and doors off to

Bedroom 3

14' 3" x 13' 0" (4.35m x 3.95m)

Bedroom 4

12' 4" x 10' 11" (3.77m x 3.34m)

Bedroom 5

9' 11" x 9' 7" (3.01m x 2.92m)

Bathroom

11' 2" x 6' 7" (3.41m x 2.01m)

Upper Landing

With door to

Bedroom 6

22' 6" x 14' 11" (6.85m x 4.56m)



ADDITIONAL INFORMATION

Septic Tank

The septic tank is located in the garden of High Scalesceugh House and shared with two neighbouring properties, we believe it to be a Titan treatment plant, that is serviced annually by a local firm. We would advise any prospective purchaser to check it complies with current standards and rules introduced on 1st January 2020.

Services

Mains electricity, water (septic tank drainage), oil central heating; partial double glazing installed. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd – completion of sale or purchase – £120 to £210 per transaction; Emma Harrison Financial Services – arrangement of mortgage & other products/insurances – average referral fee earned in 2023 was £222.00; M & G EPCs Ltd – EPC/Floorplan Referrals – EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.





EXTERNALLY

Brick Outhouse

Accessed from the courtyard where the rear porch is located is a brick built store / outhouse, adjacent to this in the second courtyard area (in front of the kitchen bow window) is the oil tank for the property.

Wooden Garage / Workshop

In the garden there is a large wooden garage / workshop that can be reached in a vehicle via an overgrown hard standing driveway (currently blocked by static caravan).

Garden

The property sits in a plot of apx. 0.70 acres made up of 2 titles. There is shared vehicle access via a single track lane from the A6 used by the other dwellings located here, with ample private space for off street parking for multiple vehicles. The majority of the garden is laid to lawn with mature trees and shrubs and fabulous open countryside views across to the Lake District fells.

Driveway

Multiple parking spaces

Title Plans

The final picture in the photos section includes images of the land registry title plans of the two titles that are being sold, one which includes the property and garden and the other showing additional garden acquired at a later date. This second piece of land is where the septic tank is located. The third image is an apx. image created to show a rough idea of the outline of the two titles collectively.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	38	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		





PFK Estate Agents

9-10 Devonshire Chambers, Penrith, Cumbria - CA11 7SS

01768 862135

penrith@pfk.co.uk

www.pfk.co.uk

PFK

