



## Jocks Cottage, Blackford, Carlisle, CA6 4ET

Guide Price £385,000

**C&D Rural**

## Jocks Cottage, Blackford, Carlisle, CA6 4ET

- Three bedroom detached country cottage
- Modern fixtures and fittings with a touch of character
- Open plan kitchen/living area with double doors to outside patio
- Cosy living room with engineered herringbone flooring and multi-fuel stove
- Modern family bathroom and shower room
- Recently renovated to a high standard including re-wire and new roof
- Quiet village location only 10 minutes from Carlisle
- Generous sized plot with beautiful views of the countryside
- Air source underfloor heating

Three bedroom detached country cottage with period and modern features, underfloor heating, generous plot and amazing views of the Cumbrian countryside.

**Council Tax band:** D

**Tenure:** Freehold

**EPC Energy Efficiency Rating:** D

**CD Rural**



Jocks Cottage is a traditional, detached country cottage originally constructed of brick which has been recently upgraded and extended to offer a modern and flexible home. The property is situated in a pleasant hamlet occupying a generous plot with beautiful views of the countryside. Blackford is within easy reach of the historic City of Carlisle, making it perfect for those searching for a rural lifestyle yet within proximity of local amenities and schools.

### **The Accommodation**

The front door welcomes an entrance porch with inner barn hatch style door into the main living room. Wood effect, herringbone tiled flooring flows seamlessly through the property to the first and second bedrooms. The living room boasts a freestanding multi-fuel stove set within a brick fireplace with built-in cast iron oven. There are three good sized double bedrooms in total, one of which has a door which provides access to the rear gardens and patio.

The shower room features a large walk-in shower complete with shower screen, corner hand wash bowl with mixer tap and cabinet storage and WC. The bathroom is finished with tiled flooring and partial tiled walls. Further down the hallway there is a large storage cupboard with hot water pressure tank and a second bathroom opposite the third bedroom.



The family bathroom has also been finished to an excellent standard, complete with four piece suite. The bathroom briefly comprises a bath tub, pedestal hand wash basin, WC and large walk-in shower with tiled flooring. The third bedroom is carpeted and features a characterful feature window. The heart of the home is the open plan kitchen/living space boasting a vaulted ceiling with exposed beams, spacious living area with decorative brick feature wall and patio doors to the garden/patio area. The kitchen is fitted with modern, blue floor and wall units with marble effect wooden worktops and incorporating a black composite drainer sink with mixer tap, integrated microwave, washing machine, fridge/freezer, Lamona induction hob with extractor hood and wall-mounted electric oven and grill.

Externally the property sits in a generous sized plot with ample off-road parking available. There is a right of way granted for vehicle access to the gravelled drive. The remainder of the gardens comprise of a section of lawn with two mature trees and recently soiled section which would be perfect for growing vegetables or planting. At the back of the house there is a raised patio laid partially with stone paving.

### **Location Summary**

Blackford is a picturesque hamlet located in the heart of Cumbria, England. Nestled amidst the beautiful countryside, Blackford offers a tranquil and idyllic setting for residents and visitors alike. The area is renowned for its natural beauty, with rolling hills, lush green fields, and charming country lanes perfect for leisurely walks. Despite its peaceful ambiance, Blackford remains accessible, situated close to the A7 road, providing convenient links to nearby towns like Carlisle and Longtown. Additionally, the hamlet benefits from good transport links, with regular bus services connecting it to surrounding areas. Whether you're seeking a peaceful retreat or looking to explore the stunning landscapes of Cumbria, Blackford's delightful location and accessible transport links make it a charming destination.

### **What 3 Words**

///sprains.automate.riverboat



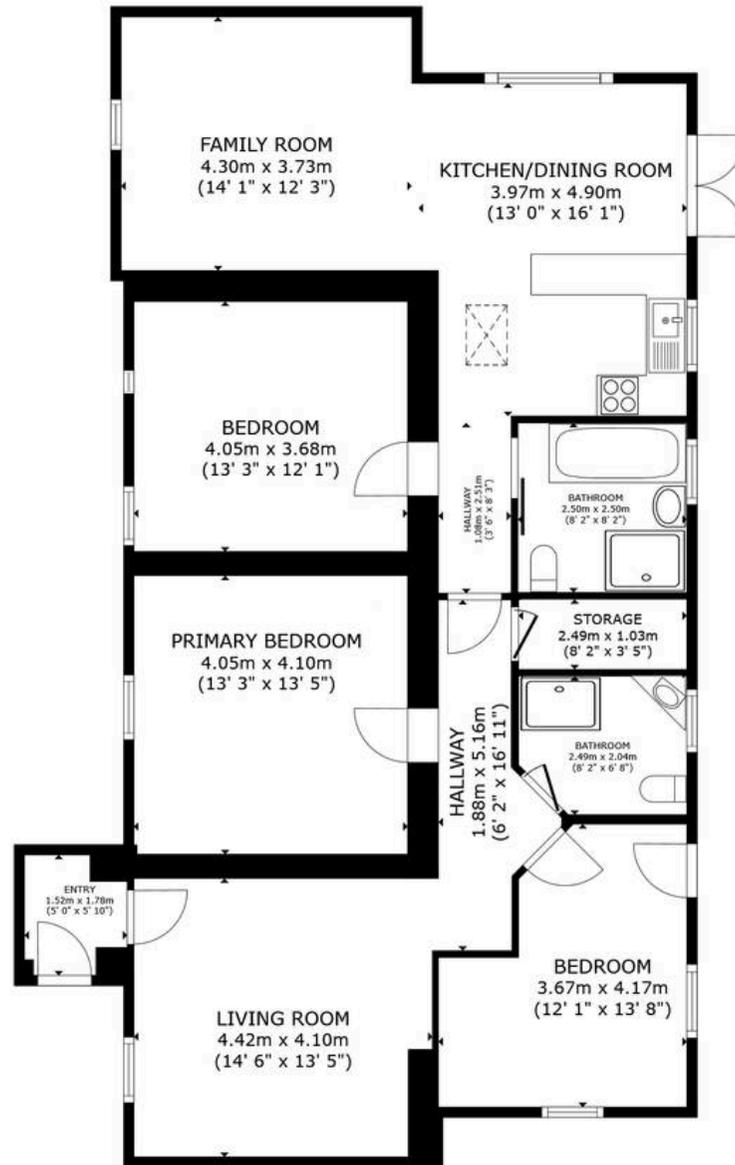








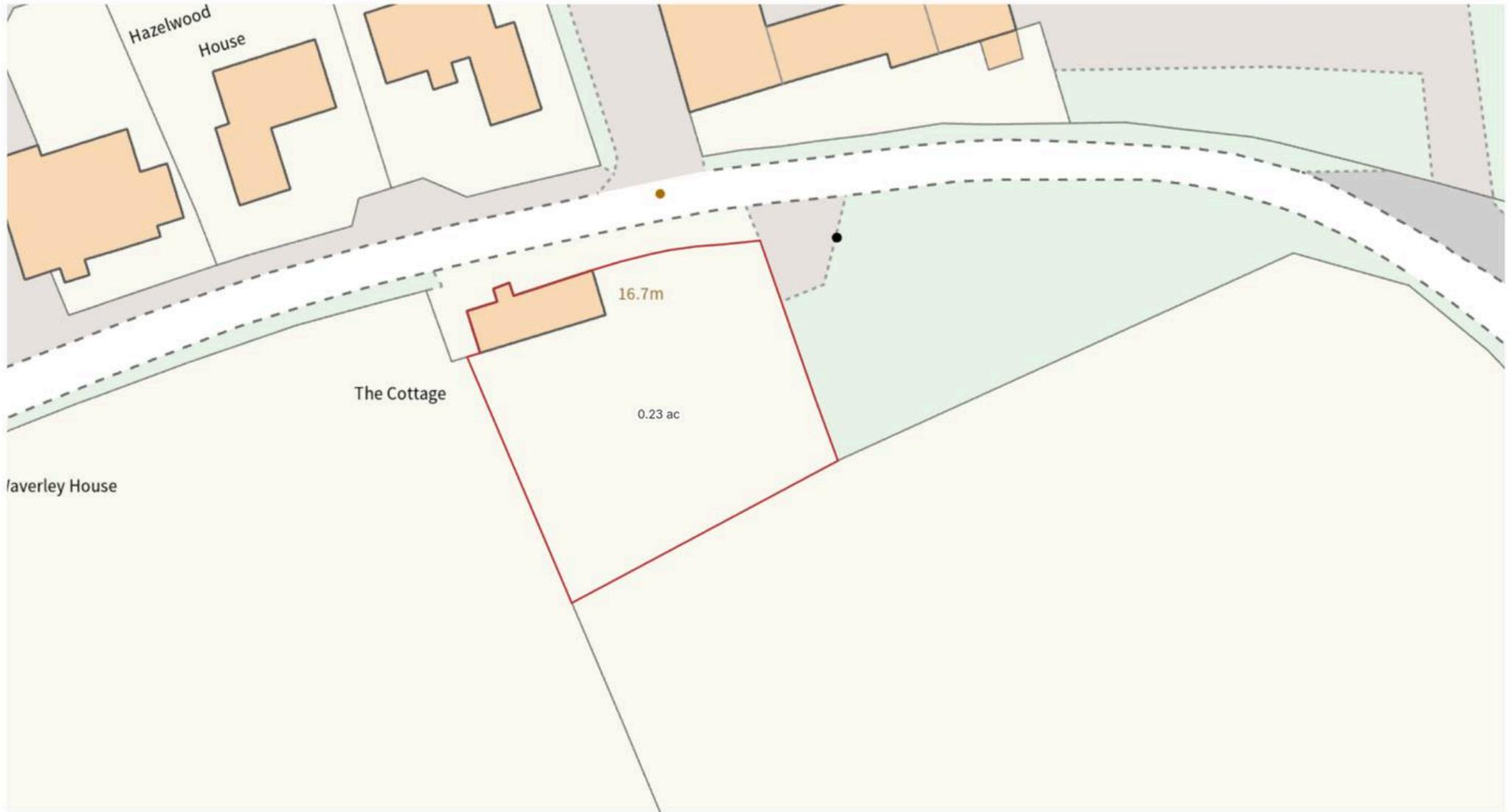




FLOOR PLAN

GROSS INTERNAL AREA  
 FLOOR PLAN 133.8 m<sup>2</sup> (1,440 sq.ft.)  
 TOTAL : 133.8 m<sup>2</sup> (1,440 sq.ft.)  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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4ET



## General Remarks and Stipulations

**Matters of Title:** The property is sold subject to all existing easements, burdens, reservations and wayleaves, including rights of access and rights of way whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied themselves as to the nature of such matters.

**Fixtures and Fittings:** All standard fixtures and fittings are to be included in the sale.

**Viewings:** Strictly by appointment through the sole selling agents, C&D Rural. Tel 01228 792299.

**Offers:** Offers should be submitted to the selling agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest, or indeed any, offer. All genuinely interested parties are advised to note their interest with the selling agents.

**Money Laundering Obligations:** In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted.

**Planning:** Ref: 25/0078 - Erection Of Single Storey Side And Rear Extension And Erection Of Detached Garage (Part Retrospective).

**Access:** The cottage has the benefit of a pedestrian right of way on foot over a grass verge adjoining the northern boundary. The adjoining title has the benefit of a right of way with or without vehicles (including agricultural vehicles) over the land edged grey on the plan.

**Site plan:** Land registry has not been updated since the extension was completed and the site plan is therefore not a true illustration of the property layout.

**Referrals:** C&D Rural work with preferred providers for the delivery of 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 C&D Rural will receive a referral fee: PIA Financial Solutions – arrangement of mortgage & other products/insurances; C&D Rural will receive a referral fee of £50 per mortgage referral. Figures quoted are inclusive of VAT.

# C&D Rural

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