



Cornerstones , Castle Carrock, CA8 9LT

Guide price £400,000





# Cornerstones

Castle Carrock, CA8 9LT

- Characterful detached period property
- Located in the sought after village of Castle Carrock
- Four well-proportioned bedrooms
- Attractive landscaped gardens
- Delightful garden room
- Impressive lounge diner with original features
- Country style dining kitchen

Cornerstones is a characterful four-bedroom detached period property featuring attractive pale sandstone walls and a beautifully presented interior throughout. This charming home combines period features with modern comforts, offering well-proportioned accommodation across two floors. The property benefits from a double-length reception room with original fireplaces, a contemporary fitted kitchen, and a delightful garden room overlooking the private south-west facing rear garden. The well-maintained interiors are ready for immediate occupation, whilst the thoughtfully landscaped gardens provide low-maintenance outdoor space. Additional benefits include a versatile former garage conversion now serving as an excellent store room, and the option of a large allotment plot within the village.

## Directions

What3words location: ///marine.delved.vanilla



### Lounge Diner

23'10" x 14'10" (7.28m x 4.54m)

An impressive lounge diner features beautiful oak flooring and two characterful sandstone fireplaces, one housing a multi-fuel stove. This generously proportioned space offers flexible living and dining areas, enhanced by a period arch that adds architectural interest. With windows to the front and side aspect bringing in plenty of natural light, radiator and feature archway into the hallway.

### Porch

The enclosed porch is a welcoming entrance with window to the front aspect, partly paneled walls, tiled floor, space for coats and shoes and allows access to the lounge diner.

### Kitchen Diner

11'2" x 10'5" (3.42m x 3.19m)

The kitchen is found at the rear of the property, overlooking the private garden. It is well-appointed with ample storage, integrated dishwasher, space for a fridge freezer, stainless steel sink with mixer tap, feature arch over the oven and hob with extractor, tiled splashback and integrated shelving for spices. There is traditional tiled flooring, radiator and doors in to the hallway and day room/conservatory.

### Day Room/Conservatory

13'9" x 5'9" (4.21m x 1.76m)

This is a wonderful, tranquil space providing a seamless connection to the outdoors. Opens directly onto a sheltered sandstone-flagged patio and enjoys a bright south-westerly aspect, making it an ideal spot for relaxation throughout the day with tiled flooring and radiator.

### Utility

5'7" x 10'6" (1.72m x 3.22m)

The utility is a practical space for laundry and additional storage, has a window looking over the rear garden, ample storage, space for a washing machine, houses the boiler, has tiled flooring and a radiator.

### Hallway

Traditional hallway area provides access to the first floor, lounge diner, kitchen and utility and maintains the property's period character.



### **Garage/Store Room**

This is an excellent versatile space that has been repurposed from the original garage, now providing valuable storage or potential workshop area.

### **Principal Bedroom**

12'8" x 13'9" (3.88m x 4.21m)

The principal bedroom is a generous double bedroom with the added luxury of an ensuite shower room. There is a window to the front aspect, skylight, characterful beams, carpet and radiator.

### **Principal Ensuite**

8'11" x 3'7" (2.72m x 1.10m)

The principal ensuite has a walk in shower enclosure, W.C, basin with storage beneath, heated towel rail. part tiled walls, skylight and carpet.

### **Bedroom Two**

12'7" x 14'3" (3.85m x 4.35m)

Bedroom two is a double bedroom featuring fitted wardrobes, providing excellent storage solutions, window to the front aspect, carpet and radiator.

### **Bedroom Three**

10'6" x 14'2" (3.22m x 4.34m)

Bedroom three is a double bedroom with window to the front aspect, carpet and radiator.

### **Bedroom Four/Study**

11'1" x 8'0" (3.40m x 2.45m)

Bedroom four is currently utilised as a study, has a window to the rear aspect, carpet and radiator.

### **Bathroom**

6'3" x 11'5" (1.92m x 3.48m)

The bathroom is a modern and well-appointed with free standing bath, basin, W.C, walk in corner shower enclosure, tiled walls and flooring, heated towel rail and glazed window.

### **Landing**

The landing providing access to all first-floor accommodation and has a large window over the stairs looking out on to the rear garden.

### **Outside**

Attractive landscaped gardens designed for easier maintenance whilst retaining visual appeal. The south-west facing rear garden provides a private outdoor sanctuary with excellent afternoon and evening sun. A sheltered sandstone-flagged patio extends from the garden room, creating an ideal entertaining space. The property also benefits from the option to acquire a large allotment plot within the village, perfect for keen gardeners.

### **Services**

Heating: LPG central heating with a 5-year-old Eco boiler

Water: Mains water supply

Electricity: Mains electricity

Drainage: Mains drainage



### Location

Found in an area of outstanding natural beauty, Castle Carrock is a picturesque village nestled at the foot of the fells with excellent community facilities including a primary school, active village hall, allotment association, recreation fields, church, and the award-winning Duke of Cumberland pub. Nature walks and wildlife are on the doorstep, with easy access to Talkin Tarn Country Park, Brampton Golf Club, and the market town of Brampton (4.1 miles) which offers secondary schooling and shops including Cranstons Food Hall.

Carlisle (10.2 miles) provides the regional centre with excellent shopping, dining, and West Coast Main Line rail services to London (approximately 3 hours 20 minutes), Edinburgh and Glasgow (approximately 1 hour 20 minutes). The A69 and M6 (Junction 43 - 7.9 miles) offer excellent road connectivity.

The area enjoys proximity to Hadrian's Wall UNESCO Site (10.3 miles), the North Pennines and Solway Coast Areas of Outstanding Natural Beauty, and the Lake District National Park (from 21.6 miles).

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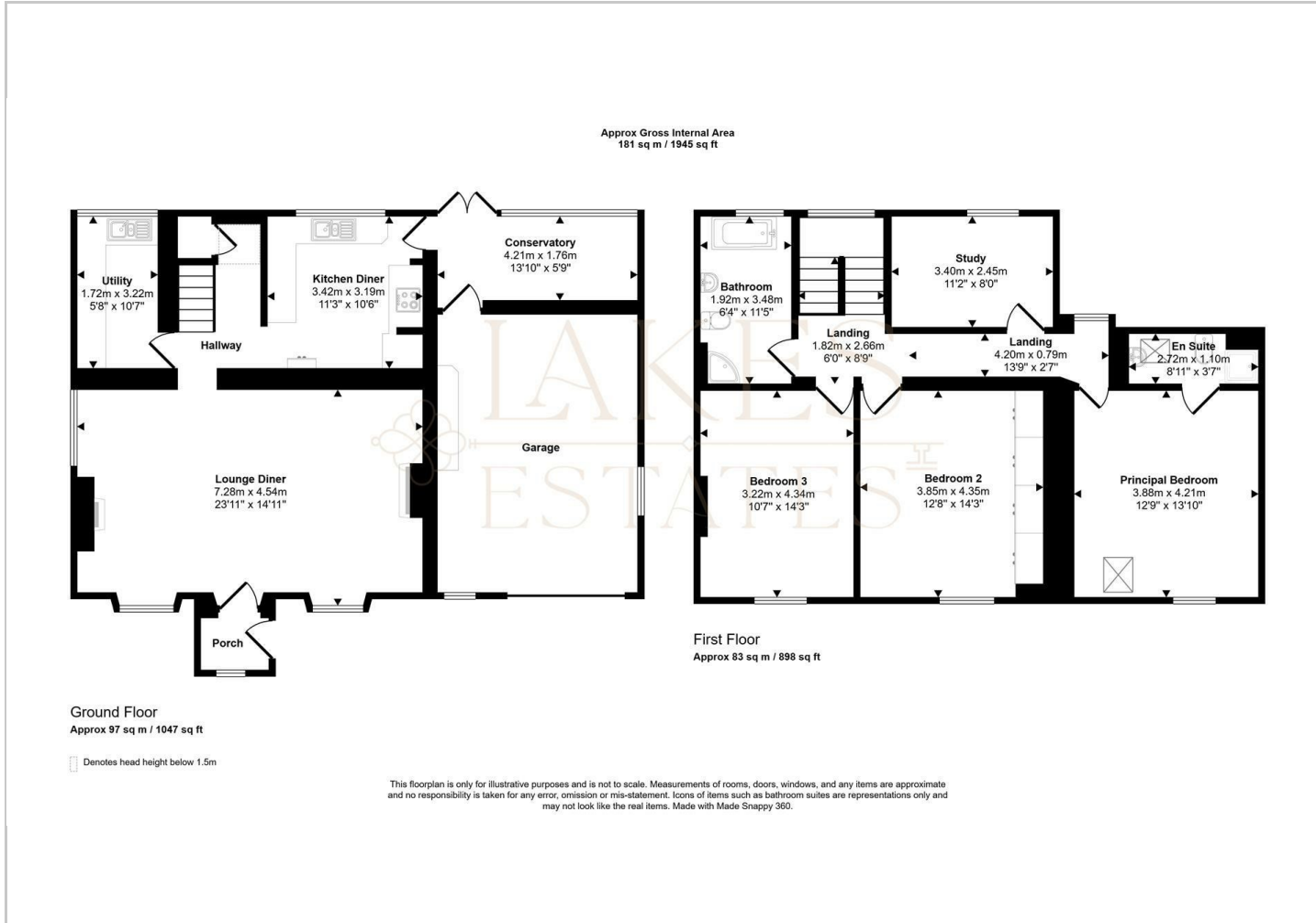
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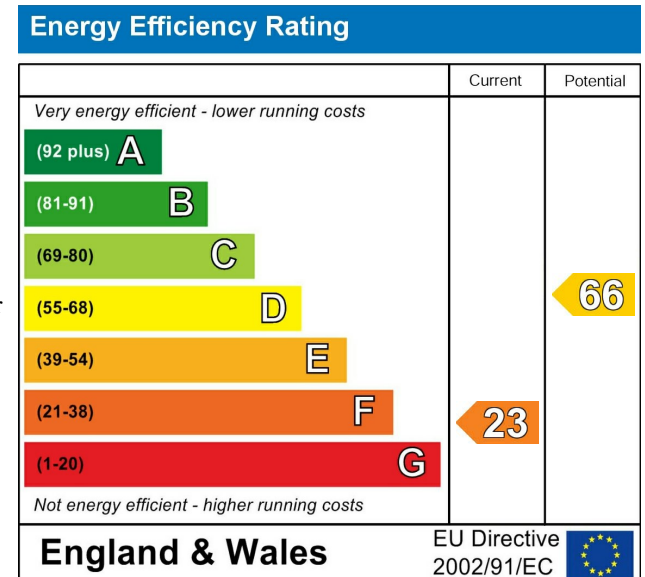
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Lakes Estates Office on 01768 639300 if you wish to arrange a viewing appointment for this property or require further information.

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