



HUNTERS®

## Ladyseat Gardens

Longtown, Carlisle, CA6 5XF

Guide Price £265,000



- Detached Three Bed Bungalow
- Large Sunroom Extension
- Kitchen with Separate Utility
- Integral Garage
- Open Views and Field to The Rear

- Head of cul-de-sac
- Living Room with Dining Space
- Master Bedroom Ensuite
- Lawns to the Rear & Side
- Council Tax Band C

# Ladyseat Gardens

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For those looking for a larger bungalow, this property offers everything you need. There are three bedrooms, with the master being ensuite, a spacious living room with space for dining, a good sized kitchen big enough for a breakfast table, and a recently added sun lounge that wraps round the back of the property. The bungalow is located at the head of a cul-de-sac and its boundaries are adjacent to a wide open green space, perfect for walking the dog and offering long views.

Well kept lawns wrap round the back and side of the house and there is a patio area immediately outside the sunroom. To the front is a large block-paved parking area for two vehicles and there is a large integral garage with an electric roller door. The property is double glazed and has oil-fired central heating. A property that will suite retirees and families alike, and enjoying a peaceful location in the town of Longtown.

Nestled just north of Carlisle, Longtown is a welcoming market town with a rich border history. Surrounded by rolling countryside and within easy reach of the Lake District, Solway Coast, and Scottish Borders, it offers the perfect balance of rural charm and modern convenience. The town provides a good range of local shops, schools, and amenities, along with excellent transport links via the M6 and nearby rail connections, making it an ideal location for both families and commuters.

### Entrance Porch

A recent addition by the current owners, a useful entrance porch for storing coats and shoes, and keeping the weather from the main door.

### Hallway

The spacious hallway has plenty of storage cupboards and offers access to the living room, the bathroom, all three bedrooms and the kitchen.

### Living Room

The living room has distinct living and separate dining areas and has a window to the rear elevation and then two pairs of French Doors that connect with the sunroom, allowing plenty of natural light to shine through. There is access through to the kitchen from the dining area, making this a wonderful social space at the heart of the home.

### Kitchen

The kitchen is fitted with a range of units at wall and base level and with contrasting worksurfaces running over. There is a ceramic hob with an overhead extractor, an electric oven and grill, an inset sink and drainer, and tiling to the splashbacks. There is space for a breakfast table if required, and access to the utility room.

### Utility

With a range of base units and an inset stainless steel sink and drainer. Undercounter space and plumbing for washing machine and dryer, and space for a tall fridge freezer. Provides access to the integral garage via an internal door.

### Master Bedroom

The master room is fitted with a range of wardrobes and top boxes and is served by an ensuite shower room.

### Ensuite

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

### Bedroom Two

A second double room, once again with a range of fitted wardrobes, chest of draws and top boxes.

### Bedroom Three

The third bedroom is a single and currently used as an office.

### Family Bathroom

Located off the main hall and comprising of a bath, wash-hand basin, WC and walk in shower cubicle.

### Sunroom

A wonderful addition to the bungalow by the present owners, significantly increasing the living accommodation and with lovely views over the garden and to the field beyond. Connects with the living and dining area via double glass doors and has French Doors leading to the rear garden and patio.

### Integral Garage

The garage has an electric roller door with remote, has light and power, and is large at 5.93m x 3.01m

### Gardens

There are lawns to the rear and side of the property, and a raised patio area immediately outside the sunroom.

### Parking

The bungalow is built in the classic 'L' shape and cradles a block paved driveway to the front of the house which is capable of easily parking two vehicles.



Floorplan



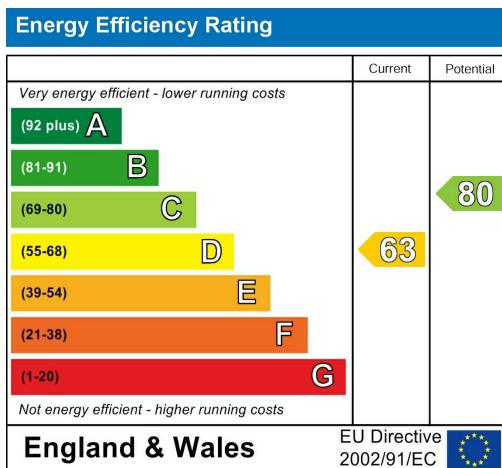








## Energy Efficiency Graph



## 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.

56 Warwick Road, Carlisle, Cumbria, CA1 1DR  
Tel: 01228 584249 Email: [centralhub@hunters.com](mailto:centralhub@hunters.com)  
<https://www.hunters.com>

