

19 The Scaur, Longtown, Carlisle, CA6 5NU

Guide Price £295,000

C&D Rural

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- Immaculately presented throughout
- Three spacious bedrooms
- Kitchen with open plan living & dining area
- Three bathrooms
- Generous first floor lounge with river views
- Solar panels for improved energy efficiency
- Detached garage
- Private parking
- No onward chain

A beautifully presented 1.5 storey bungalow set within the popular village of Longtown, offering flexible accommodation, low maintenance gardens and excellent access to local amenities.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

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A beautifully presented and well maintained 1.5 storey bungalow occupying a prime position close to the centre of Longtown and enjoying direct access to the banks of the River Esk. Finished to a high standard throughout and offered to the market with no onward chain, the property provides spacious and versatile accommodation, complemented by private parking, a detached garage and attractive low maintenance gardens. Combining a peaceful riverside location with excellent local amenities, this home offers an exceptional balance of comfort and practicality.

Accommodation

Entering the accommodation, you are welcomed into a bright and spacious reception hallway which provides access to the ground floor accommodation and benefits from a useful understairs storage cupboard and a glazed rear door leading outside. Positioned to the left of the hallway is a versatile sunroom, currently utilised as an additional reception space but equally well suited as a snug, home office, utility room or boot room. Patio doors open directly onto the driveway, creating a pleasant and inviting space.

The generously proportioned kitchen enjoys a front facing aspect and is fitted with a range of quality gloss wall and base units with granite worktops, complemented by an integrated electric hob with extractor hood, oven, dishwasher and washing machine, while floor level lighting adds a stylish finishing touch.



Flowing seamlessly from the kitchen is the spacious open plan living and dining room, forming the heart of the home and providing an excellent space for both everyday family living and entertaining. Overlooking the garden through patio doors, the room features an attractive electric fire with decorative surround and offers ample space for a large dining table.

A door from the living room returns to the hallway, where two generously sized ground floor bedrooms are located. Both rooms are beautifully presented, with the principal bedroom further benefiting from a contemporary en-suite wet room fitted with a WC and wash hand basin. Also situated on the ground floor is the family wet room, finished to the same high specification and incorporating a mains fed shower, vanity wash hand basin and WC. A built in double cupboard provides useful storage and houses the boiler.

An open timber staircase rises to the upper floor, where a spacious lounge enjoys an elevated position overlooking the River Esk. Finished with stylish grey wood effect flooring, the room is enhanced by an impressive floor to ceiling triple window which perfectly frames the stunning river views and creates a wonderful sense of space. Two loft access hatches are located here, one of which benefits from a pull down ladder leading to a floored loft area, providing excellent additional storage. Leading from the lounge is the third double bedroom, a bright and spacious room with a front facing aspect, complemented by a well appointed en-suite wet room finished in the same contemporary style as the remaining bathrooms.

The standard of finish throughout the home is excellent, with all bathrooms presented as contemporary wet rooms and stylish dark grey radiators recently installed throughout. Combined with the modern kitchen, quality fixtures and fittings, and neutral décor, the property is presented in true walk in condition.



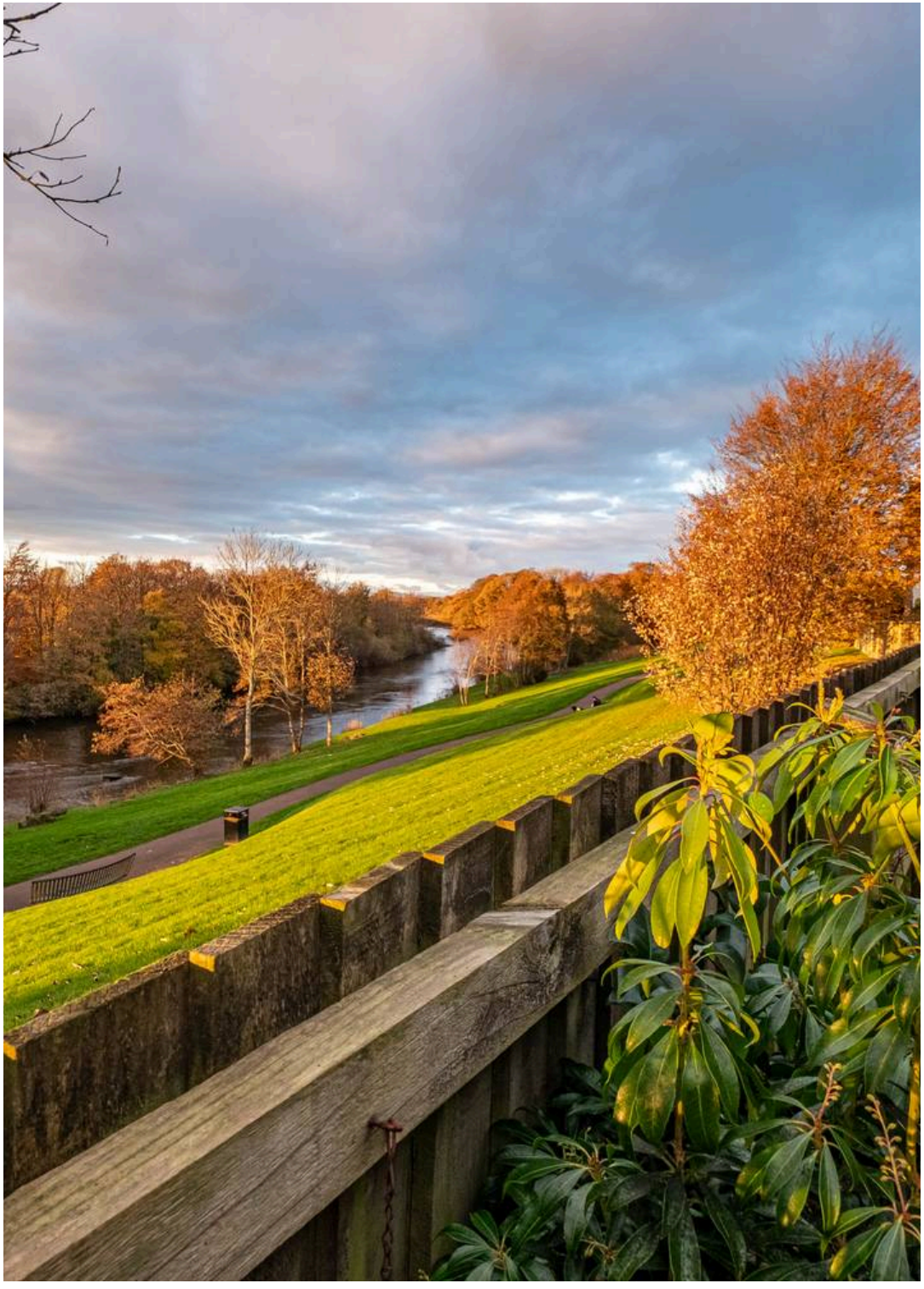
Externally, the property occupies a peaceful position within a quiet cul-de-sac close to the centre of Longtown. A private driveway provides parking for multiple vehicles and leads to a detached single garage equipped with an electric door and power supply. The low maintenance gardens wrap around the property and include a patio seating area to the rear. A gate provides direct access to the riverside pathways along the River Esk, allowing residents to enjoy beautiful walks and river access directly from the garden. The property also benefits from the installation of solar panels, enhancing its overall efficiency and appeal.

Location Summary

The property is located close to the center of Longtown, with a good array of local amenities, including a primary school, doctors surgery, pharmacy and various shops. Carlisle, around 7 miles away, offers more amenities and employment opportunities. Secondary schools are accessible in the surrounding areas, with bus routes facilitating transportation. Accessibility to Longtown is excellent, with the town conveniently situated near the A7 road, which connects to major cities like Carlisle and Edinburgh. The nearby Carlisle railway station provides further transportation options, connecting Longtown to various destinations across the country.

What3words

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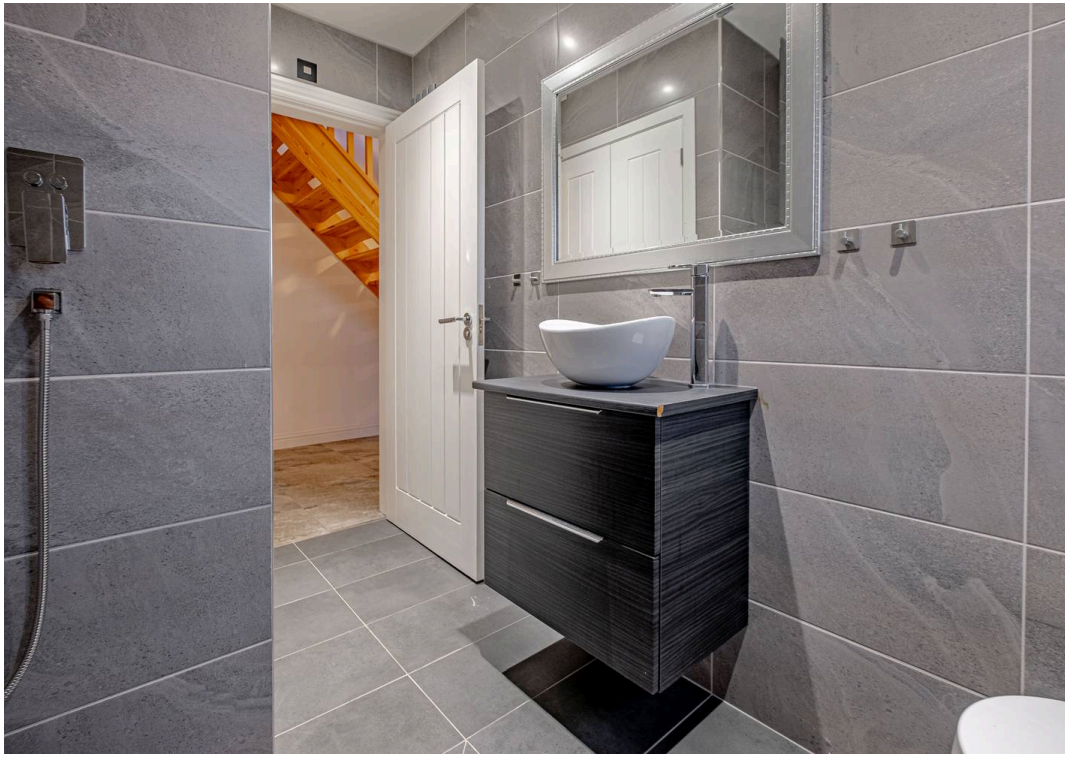
















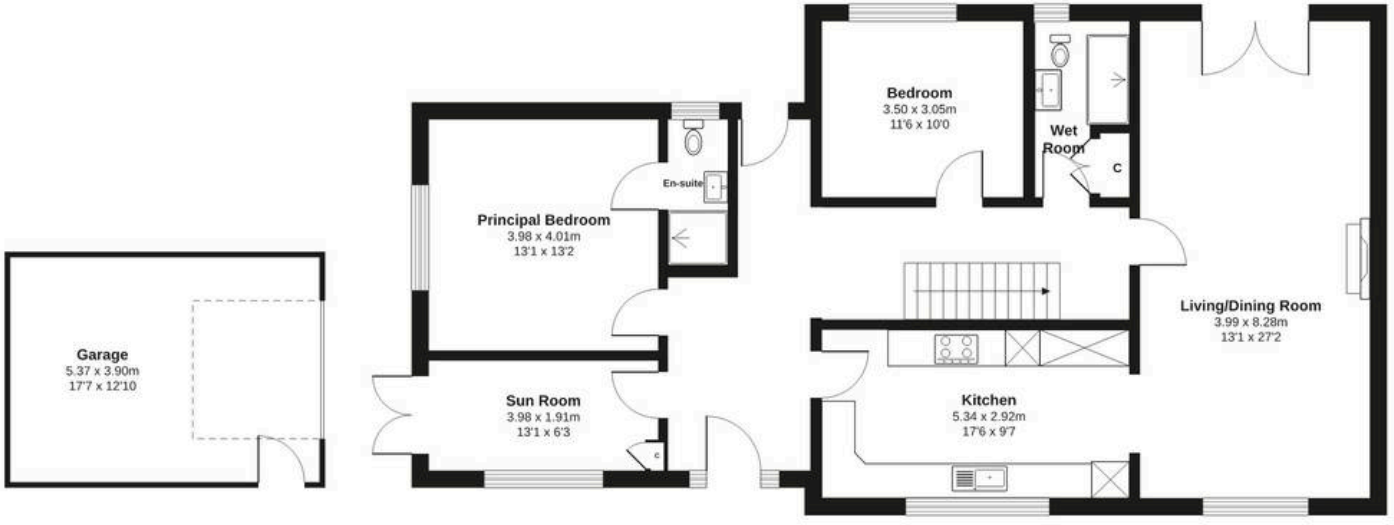






19 The Scaur

Approximate Gross Internal Area
170 sq m / 1,834 sq ft
Excluded: Garage 21 sq m / 225 sq ft
Excluded: Eaves Storage 29 sq m / 310 sq ft



GROUND FLOOR
120 sq m / 1,296 sq ft



FIRST FLOOR
50 sq m / 538 sq ft

For illustrative purposes only. Not to scale. All measurements, areas and the positions of doors, windows and fittings are approximate and should not be relied upon.

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General Remarks & Stipulations

Matters of Title: The property is sold subject to all existing servitude rights, 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 servitude rights and others.

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

Services: Mains water and drainage.

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

Offers: Offers should be submitted in Scottish Legal Form 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 instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

Money Laundering Obligations: We are required by law to carry out Anti Money Laundering Checks prior to issuing a memorandum of sale. We use an external agency to conduct these checks. Once an offer has been agreed, Coadjute will contact you to complete the checks electronically. A fee of £45 + VAT per person will apply and will be processed by Coadjute. If you have any queries please contact the office.

Website and Social Media: Further details of this property as well as all others offered by C&D Rural are available to view on our website www.cdrural.co.uk. For updates and the latest properties like us on facebook.com/cdrural and Instagram on @cdrural.

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: Fisher Financial Associates– 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.

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