



Cald Brae , Sebergham, CA5 7HR

Guide price £675,000





Cald Brae

Sebergham, CA5 7HR

- Stunning Detached Bungalow
- 4 Bedrooms & 2 Bathrooms
- Fantastic EPC Rating - Highly Efficient
- 2,177sq ft of Living Accommodation
- Excellent Access to Penrith & The Lake District
- Set in Magnificent Grounds
- Beautifully Presented Throughout
- Ground Source Heat Pump & Solar Panels
- Plentiful Private Parking & Detached Double Garage
- Viewing is Essential

Nestled within a picturesque valley, this exceptional four-bedroom detached bungalow occupies a beautifully landscaped plot of approximately two acres. Offering over 2,100 sq ft of well-proportioned living accommodation, the property provides a superb balance of generous internal space and stunning outdoor surroundings.

The home has been thoughtfully and comprehensively renovated over time, resulting in a residence that is both stylish and highly functional. Particular attention has been paid to efficiency, with the property now boasting a magnificent EPC rating, making it as economical as it is impressive.

*** Please note that the property is positioned above the flood line and the current owners who have resided at the property for the preceding 15 years have never experienced any flooding at the property or within the grounds of the property***

Directions

From the M6 North & South bound exit at Junction 41 and proceed West on the B5305 for approximately 11 miles. Upon entering the village of Sebergham turn left immediately before the bridge. Follow the lonning and Caldbrae is on the left-hand side. What 3 Words: dumps.brochure.unlucky

Entrance Porch

uPVC front door leading into the entrance porch with uPVC windows. Tiled flooring. Internal glazed door leading to the dining room and door to the w.c.

W.C

3'11" x 3'10" (1.21 x 1.18)

Has a low level w.c and a vanity sink unit. Tiled flooring. uPVC window with opaque glass.

Dining Room

2'13" x 18'6" (6.49 x 5.65)

A fantastic and versatile space there are uPVC windows and French doors leading to the garden patio. Internal doors to the lounge and kitchen, archway opening to the hallway. Laminate flooring.

Lounge

2'16" x 14'9" (6.57 x 4.50)

A bright and spacious lounge which has uPVC windows and French doors leading to the sun room / conservatory. There is fitted carpet throughout. There is also an attractive wood burning stove with sandstone surround and hearth.

Conservatory

13'10" x 11'11" (4.24 x 3.64)

The current owners modified the conservatory installing a solid roof which makes it a useable space all year round. There are uPVC windows looking out over the grounds, two skylights and French doors leading out to the garden patio. Tiled flooring.

Kitchen

14'7" x 10'9" (4.47 x 3.30)

A modern kitchen suite which has a range of fitted wall and base units with complementing worksurfaces, tiled splashbacks and a stainless steel sink drainer unit with mixer tap. There is a range cooker with extractor hood over and an American style fridge freezer with water dispenser which will be offered with the property. Plumbing for a washing machine and dishwasher. Tiled flooring. uPVC window.

Kitchen Porch

6'3" x 4'10" (1.92 x 1.48)

uPVC stable door leads into the porch which has uPVC windows and an internal door leading to the kitchen. Tiled flooring. Electric heater.

Hallway

'L' shaped hallway which has internal doors leading to the bedrooms and family bathroom. There is laminate flooring throughout and a boarded loft space accessed via a drop down ladder providing additional storage space.

Bedroom One

14'0" x 12'1" (4.28 x 3.69)

A large double bedroom with uPVC window. Fitted carpet throughout. A range of fitted wardrobes and additional storage cupboard. Door leading to the en-suite.

En-Suite Shower Room

6'9" x 5'9" (2.08 x 1.76)

An excellent size, contemporary bathroom suite which briefly comprises: shower cubicle containing a mains shower unit, low level w.c and a vanity sink with storage cabinets and LED backlit mirror over. Two heated towel rails. Tiled flooring and part tiled wall coverings. uPVC window with opaque glass.

Bedroom Two

16'9" x 10'2" (5.13 x 3.11)

A spacious double bedroom with uPVC windows, laminate flooring.

Bedroom Three

12'10" x 10'2" (3.92 x 3.11)

A spacious double bedroom with uPVC window. Laminate flooring.

Bedroom Four

13'0" x 9'6" (3.97 x 2.92)

A spacious double bedroom with two uPVC windows. Fitted carpet.



Family Bathroom

13'4" x 5'7" (4.08 x 1.71)

A well proportioned bathroom which briefly comprises: panelled jacuzzi bath, shower cubicle containing mains shower unit, a low level w.c, two sinks with storage cabinets. Two uPVC windows. Tiled flooring and part tiled wall coverings. Two heated towel rails.

Office

13'8" x 7'6" (4.17 x 2.30)

Accessed externally there is a uPVC front door leading in and two uPVC windows and Velux window over. There is fitted carpet. The space is ideal for those looking to have an office, study or playroom.

Garage

18'4" x 17'3" (5.60 x 5.26)

A fantastic double garage which has two electric roller doors to the front elevation. The garage can comfortably house vehicles and has the benefit of power, lighting and water supply. There is a w.c to the rear as well as a self contained workshop. There is also a boarded loft space accessed via a drop down ladder providing additional storage.

Garage Workshop

8'9" x 5'2" (2.68 x 1.59)

Utility Room

9'4" x 5'6" (2.85 x 1.70)

Located off the back of the garage

Outside

Situated in picturesque grounds and occupying a circa 2 acre plot overlooking the River Caldeu the property is approached by a large gravelled driveway which leads to the property and detached garage. There is a large parking area for a camper van or motorhome with electrical supply. The driveway provides superb private parking many vehicles. To the rear is a large lawned area with boundary hedging and garden patio. Some of the land is hillside and has a variety of mature tree species but has been superbly maintained with a summerhouse set into the hillside with a path leading up. This offers a fantastic retreat with a beautiful outlook. Furthermore there are designated areas for a well stocked vegetable garden with poly tunnels and water supply and finally an attractive orchard. There are also 3 garden sheds and a greenhouse.

Services & Additional Information

Solar panels. Klargestep septic tank system located underneath the orchard. Ground source heat pump system in place and underfloor heating throughout the property with concure unit to circulate air. Mains electricity and water supply. The property also benefits from a fully installed alarm system.

Please Note

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Lakes Estates has the authority to make or give any representation or warranty in relation to the property. All mention of appliances / fixtures and fittings in these details have not been tested and therefore cannot be guaranteed to be in working order.

Anti-Money Laundering (AML) Checks;

When your offer is accepted, we're legally required to verify your identity. This is carried out by a third-party company at the following costs:

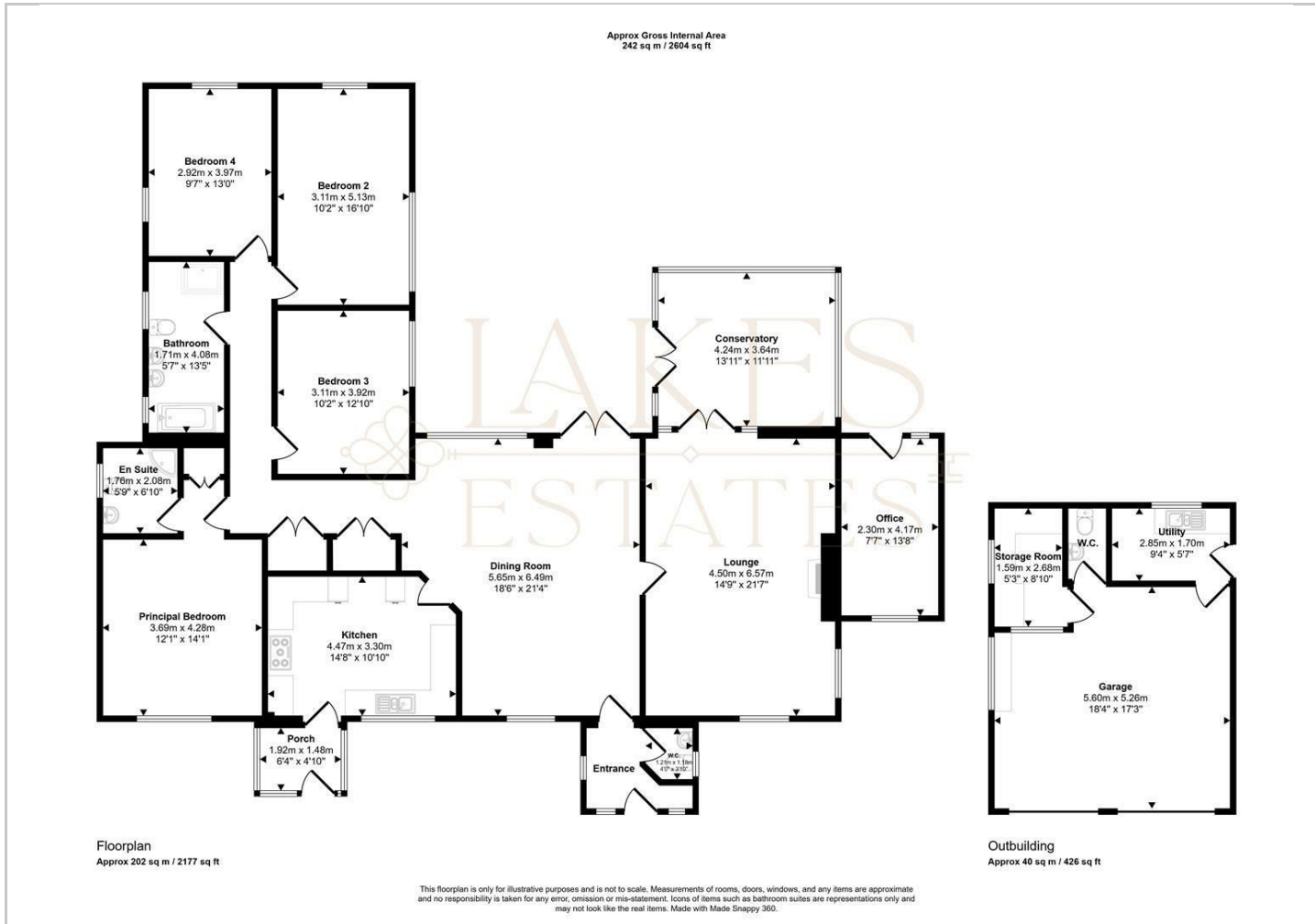
Buying in personal name: £40 (inc. VAT)

Company purchase: £120 (inc. VAT)

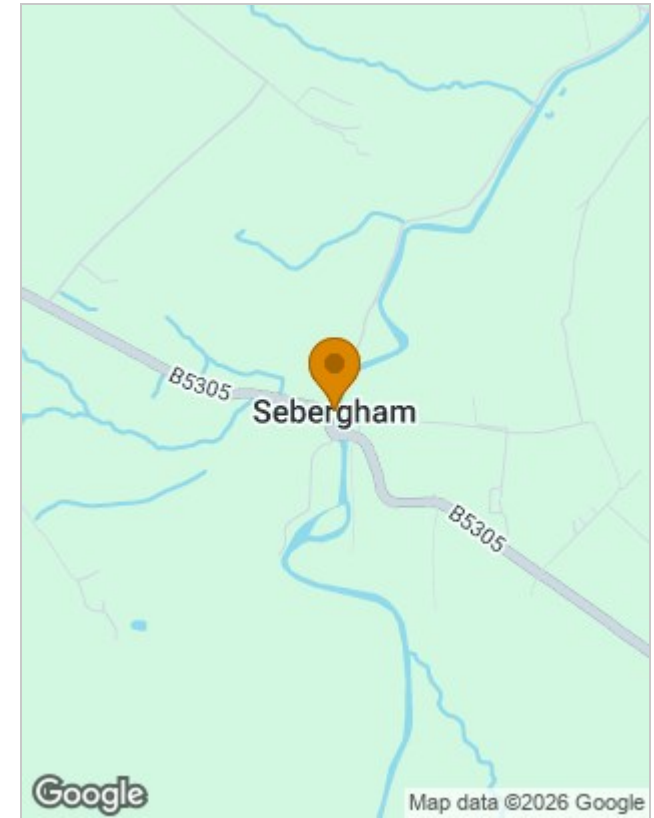
These fees are non-refundable, and the purchase cannot proceed until checks are complete.



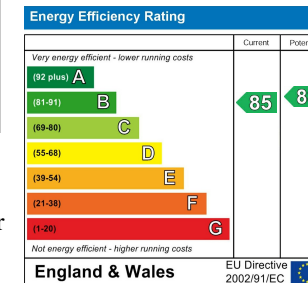
Floor Plans



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.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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