



The Heathers, Penton, CA6 5QP

Guide Price £285,000

**C&D Rural**

## The Heathers, Catlowdy, Penton, CA6 5QP

- Detached house with four sizable bedrooms, three reception rooms and additional rooms serving a variety of purposes
- Conservatory at the rear with pleasant views of the garden and countryside
- Large garden to the rear and good views
- Integral single garage
- Parking for several vehicles at the front
- New roof and velux windows installed in 2023
- Amazing potential to create a modern family home
- Quiet hamlet location within driving distance of local amenities
- LPG Gas central heating

A deceptively large 4/5 bedroom detached house with three reception rooms including conservatory, integral garage, and large garden with pleasant views located in a quiet hamlet.

**Council Tax band:** D

**Tenure:** Freehold

**EPC Energy Efficiency Rating:** E

**C&D Rural**



A deceptively large detached house, in the quiet hamlet of Catlowdy. The property offers an amazing opportunity to create a modern and spacious family home briefly comprising of a living room with access to the conservatory, a fitted kitchen, dining room, utility room, four generous bedrooms, two additional rooms which serve a variety of purposes and two bathrooms. There is a gated, gravelled driveway and single garage, while to the rear of the house is a large garden, with open views of the adjacent field and beyond.

### **The Accommodation**

The front door opens into a welcoming hall with a storage cupboard. The living room is a lovely bright room with access to the large conservatory, which in turn opens out to the rear garden. The kitchen is located to the rear of the property and comprises a range of fitted units with complementary worksurfaces, and integrated electric hob. There is a serving hatch from the kitchen to the front facing dining room. The kitchen also provides access to the utility room, with sink and units, and the LPG gas fired boiler. The garage can be accessed from the utility room. The garage is ideal for off-road parking or provides additional storage. The ground floor accommodation is completed with two generous double bedrooms, one having fitted wardrobes, a third bedroom which could be utilised as an office/crafts room, and family bathroom with bath, shower, W/C and wash hand basin.



Stairs lead to a family room/study space on the landing with two further double bedrooms and one single bedroom, one of which has fitted wardrobes, and a timber clad bathroom with a shower cubicle, W/C and wash hand basin.

### Outside

The grounds are fully enclosed, with a gated driveway entrance. The gravelled driveway offers parking and turning for several vehicles and there is an integral single garage to the side of the house. The rear garden can be accessed down the side of the property, and it opens into a large space with patio area, lawn and flower beds. The garden borders neighbouring fields, giving attractive open views over the surrounding countryside, and lovely sunrises and sunsets. In 2023 the roof and velux's were replaced providing re-assurance to any prospective purchasers. Overall this is a spacious property situated in a generous plot with the benefit of rural living. Viewings are highly recommended to appreciate everything this property has to offer.

### Situation

Catlowdy is a tranquil hamlet situated in the civil parish of Nicholforest, within the Cumberland district of Cumbria. It is situated close to the England-Scotland border and not far from the market town of Longtown, which provides local amenities and services. Longtown is a friendly, well connected border town with a strong community feel, offering an easy mix of everyday amenities, good local schools and excellent links to Carlisle, the M6 and the Scottish Borders.

### What 3 Words

///bonkers.united.astounded



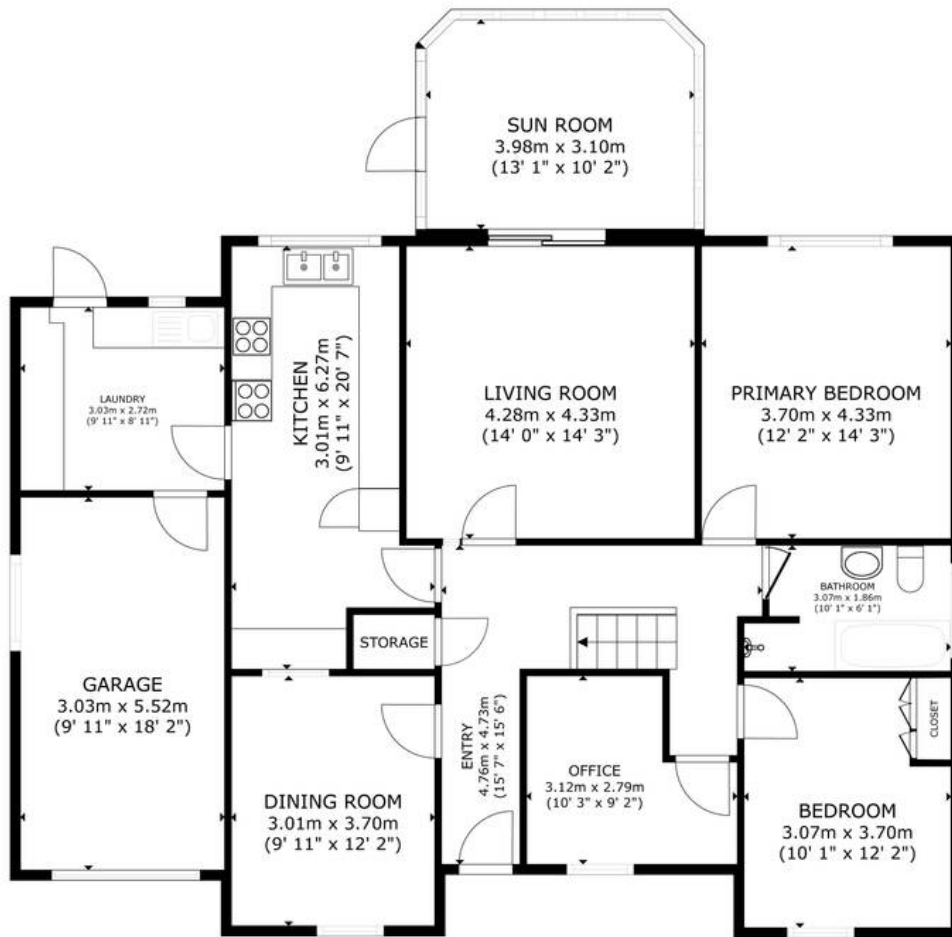




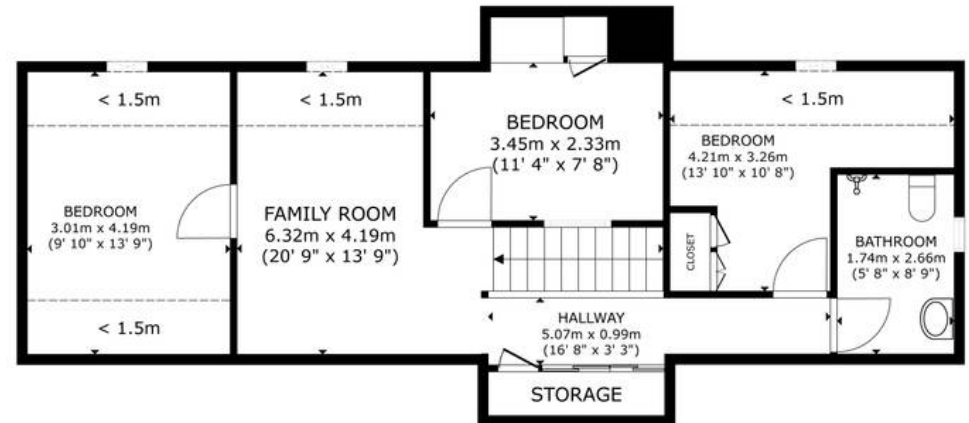








FLOOR 1



FLOOR 2

FLOOR 1 125.8 m<sup>2</sup> (1,354 sq.ft.) FLOOR 2 51.6 m<sup>2</sup> (556 sq.ft.)  
 EXCLUDED AREAS : GARAGE 16.7 m<sup>2</sup> (180 sq.ft.) REDUCED HEADROOM 10.4 m<sup>2</sup> (112 sq.ft.)  
 TOTAL : 177.5 m<sup>2</sup> (1,910 sq.ft.)  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

## GENERAL REMARKS & STIPULATIONS

**Tenure and Possession:** The Freehold title is offered for sale with vacant possession upon completion.

**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. We are aware that the current deed plan does not reflect the actuality on the ground. This has been agreed with the neighbouring property and will be updated with Land Registry when the sale is completed.

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

**EPC Rating:** E

**Services:** The Heathers is served by mains water, mains electricity and mains drainage. Heating is provided by a LPG fired central heating system. Broadband is connected and mobile signal is good.

**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:** 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.

**Local Authority:** Cumberland Council, 111 Botchergate, Carlisle CA1 1RZ. The house is in Council Tax Band D.

**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](http://www.cdrural.co.uk). For updates and the latest properties like us on [facebook.com/cdrural](https://www.facebook.com/cdrural) and Instagram on [@cdrural](https://www.instagram.com/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: 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.



Lakeside Townfoot Longtown  
Carlisle CA6 5LY

[www.cdrural.co.uk](http://www.cdrural.co.uk)  
T: 01228 792 299 | E: [office@cdrural.co.uk](mailto:office@cdrural.co.uk)

Important Notice C & D Rural and its clients give notice that:-

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of an offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. C&D Rural have not tested the services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.