



Boyken House, Brunstock, Carlisle, CA6 4QG

Guide Price £450,000

C&D Rural

Boyken House, Brunstock, Carlisle, CA6 4QG

- Four bedroom detached property
- Two reception rooms
- Extensive kitchen with a range of integrated appliances
- Master bedroom with en-suite
- Rear garden and patio
- Oil central heating
- Integral twin garage with electric doors
- Private cul-de-sac
- Popular area of Carlisle

Boyken House is a substantial four bedroom detached house with two reception rooms, twin garages, extensive driveway and private rear garden, situated in the sought after hamlet of Brunstock.

Council Tax band: F

Tenure: Scottish Heritable Title

EPC Energy Efficiency Rating: D

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Boyken House is a substantial four bedroom detached property situated in a unique development of only four properties within the sought-after hamlet of Brunstock, Carlisle. The house was constructed to a very high standard and although needs some modernising, offers flexible accommodation throughout and would make for a loving family home.

The Accommodation

The front door welcomes a well-proportioned and spacious entrance hallway, with stairs leading to the first floor and a downstairs lavatory with partially tiled walls, hand wash basin and WC. The lounge is located at the end of the hallway and spans the width of the property, with two large windows and a gas fire set in a traditional fireplace. Due to the corner position within the development, the living room is private with no-one over-looking on you.

Adjacent is the dining room which has a single door through to the kitchen creating the possibility of making an open-plan kitchen/dining room. There are large PVC windows and a fully glazed door which opens out to the rear garden and patio. The generous kitchen is fitted with a range of solid, good quality floor and wall units, featuring a Rangemaster with four rings and two hot plates, integrated dishwasher, fridge/freezer and a 1.5 bowl ceramic sink with mixer tap.



Next door there is a versatile utility room with additional fitted units, 1.5 bowl stainless steel sink and space under the worktop for white goods. There is a second downstairs toilet, back door to the rear garden and door which opens into the garage. The spacious garage has twin electric doors and offers an excellent space for either parking or storage.

From the entrance hallway, stairs lead to a spacious landing where there are four well-proportioned bedrooms, airing cupboard, a family bathroom and ensuite. Three of the bedrooms feature fitted wardrobes. The family bathroom is in excellent condition, comprising a bath, corner shower cubicle with mains fed shower and curved glass screen, wall mounted vanity unit with hand wash basin, WC, towel rail and wall mounted mirror. The master bedroom en-suite is modern, with stylish wall tiles, luxury 'his and hers' hand wash basins and a shower cubicle.

Externally the property sits in a small development of only four properties in the hamlet of Brunstock. Occupying a generous corner plot, there is an extensive driveway providing ample parking space. There is a section of lawn at the front of the house and paths at each side which lead to the rear garden. The rear garden comprises a grass lawn with mature trees and hedges along the rear border which extend to the front. There is a paved patio off the dining room presenting a lovely area for outdoor dining.



Location Summary

Brunstock is a small and attractive rural hamlet situated on the outskirts of Carlisle, offering a pleasant countryside setting while remaining within easy reach of the city and its extensive range of amenities. The nearby village of Houghton provides useful day-to-day facilities, including a village shop and post office, while Carlisle offers a comprehensive selection of supermarkets, independent shops, restaurants, cafés, leisure facilities and professional services. Brunstock benefits from excellent transport connections, with the A689 nearby providing access towards Carlisle and the surrounding area, while Junction 44 of the M6 is readily accessible, connecting with the wider motorway network and routes north towards Scotland and south towards Penrith and beyond. Carlisle railway station is approximately 3 miles away and provides regular mainline services, including connections to Newcastle, Manchester, Glasgow and Edinburgh.

What 3 Words

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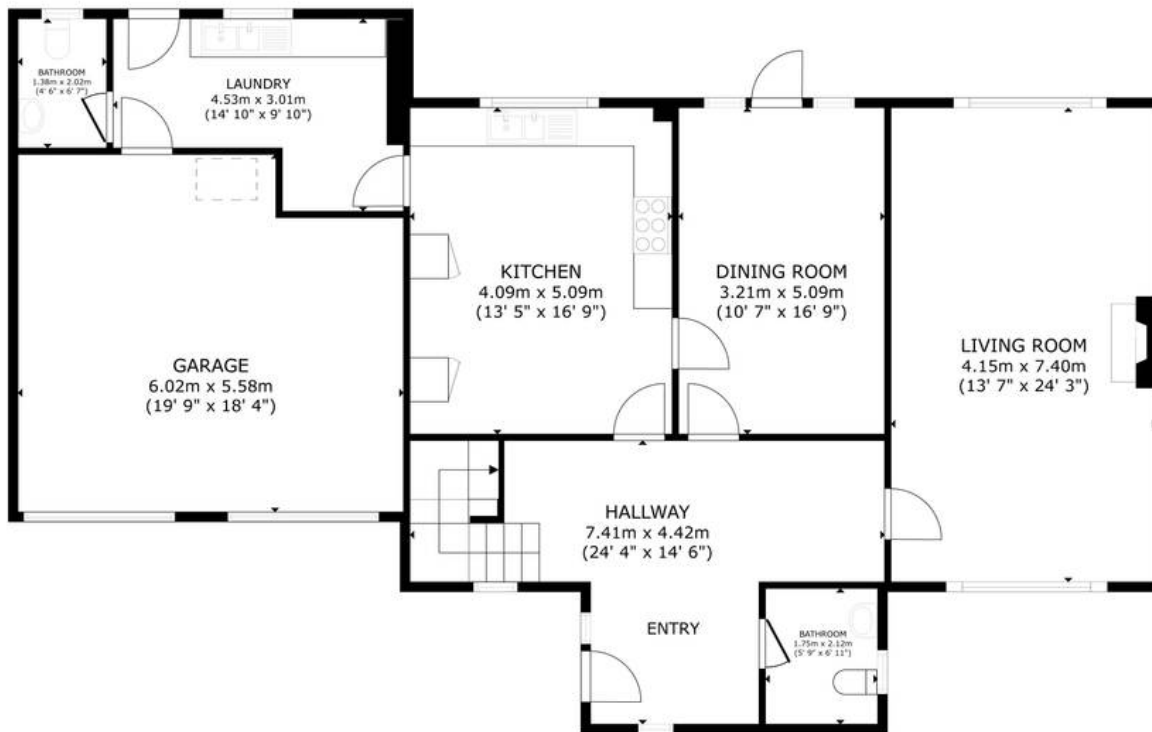




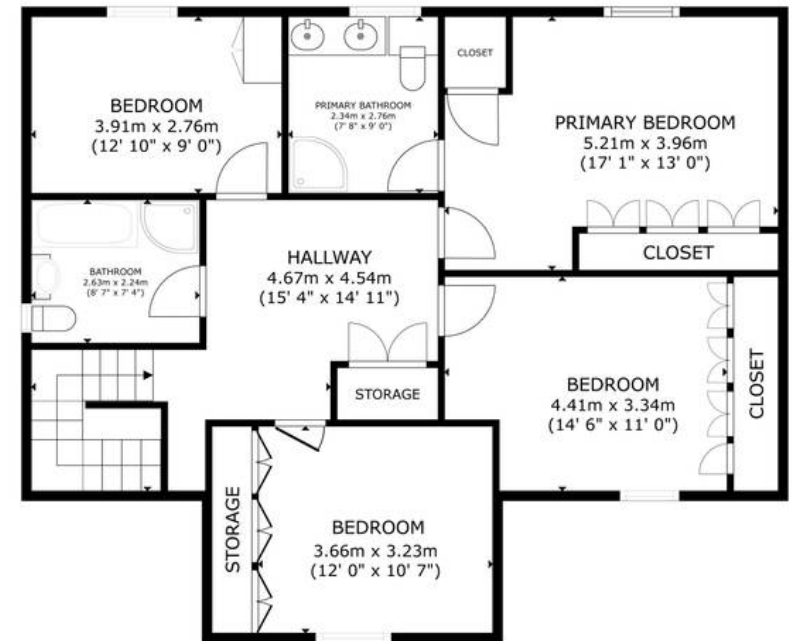








FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 111.5 m² (1,201 sq.ft.) FLOOR 2 96.0 m² (1,033 sq.ft.)
 EXCLUDED AREAS : GARAGE 31.6 m² (340 sq.ft.)
 TOTAL : 207.5 m² (2,233 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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GENERAL REMARKS & STIPULATIONS

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.

Septic Tank: The septic tank is shared with the four properties in the development and there is annual fee to empty the tank.

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.

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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