Almara, Longtown, CA6 5TS

Offers Over **£340,000**

C&D Rural

Almara, Longtown, CA6 5TS

- Three bedroom detached bungalow with fabulous views
- Generous L-shaped living/dining room with sliding doors through to sun room
- Large kitchen with integrated appliances
- Modern shower room
- Utility room and downstairs WC
- Beautifully presented gardens at the front and back
- Large detached garage with electric doors
- Rural location
- No onward chain

Three bedroom detached bungalow with beautifully maintained gardens, detached garage/workshop and oil central heating.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

C&D Rural

Situated in the countryside only a few miles from Longtown, Almara is a spacious and versatile three bedroom detached bungalow briefly comprising a living/dining room, sun room, kitchen, utility room, three bedrooms and shower room. Outside, the property features beautifully maintained gardens to the front and back, with a large detached garage/workshop and patio.

The Accommodation

As you open the front door, a spacious and bright hallway welcomes you with doors leading into each room within the accommodation. The L-shaped living/dining room boasts two large windows at the front, enjoys pleasant views of the countryside, complimented by the bright sun room at the rear which is accessible through sliding doors. There is an electric fire set within a stone cladded fireplace. The sun room, laid with tiled flooring, benefits from 180 degree views of the lovely gardens and double French doors which step onto a brick paved patio. The kitchen is located at the rear of the property, complete with good quality white floor and wall units with white splashback tiles, incorporating a built-in oven and grill, electric hob, dishwasher and ceramic 1.5 bowl sink with mixer tap. A glass paned door leads through to the utility room where you will find a second sink and plumbing for a washing machine, useful storage cupboard and downstairs toilet. There is a back door out to the patio and garden.

The bungalow offers three spacious bedrooms in total, each comprising of built-in or fitted wardrobes. The two bedrooms at the front are the largest and the bedroom at the rear is slightly smaller but still fits a double bed comfortably or would make for a useful office/study. The family bathroom was upgraded recently and is now fully tiled, featuring a walk-in mains fed shower with glass screen, WC, chrome towel rail, vanity unit with overhead mirror cabinet and wall mounted hand wash basin.

Externally, the property sits in an elevated position with lovely views of grazing fields opposite. The property entrance is off a quiet countryside road approximately 4 miles from Longtown. A tarmac drive gives access to the side and rear of the property where there is ample parking available. For additional parking there is a large detached garage with electric doors, store room and garden shed behind with double timber doors. The gardens are primarily laid with lawn and also include an array of mature trees, hedges, plants and shrubbery which creates a sense of seclusion. The views at the rear are also idyllic and undisturbed.

Location Summary

Almara is only a short drive from Longtown, which offers a variety 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. Kershope Forest, Newcastleton Forest and Kielder Forest Park are all located around 25 miles to the north offering a range of walks and outdoor pursuits with Newcastleton Forest offering one of the 7 Stanes Mountain Biking routes.

What 3 Words

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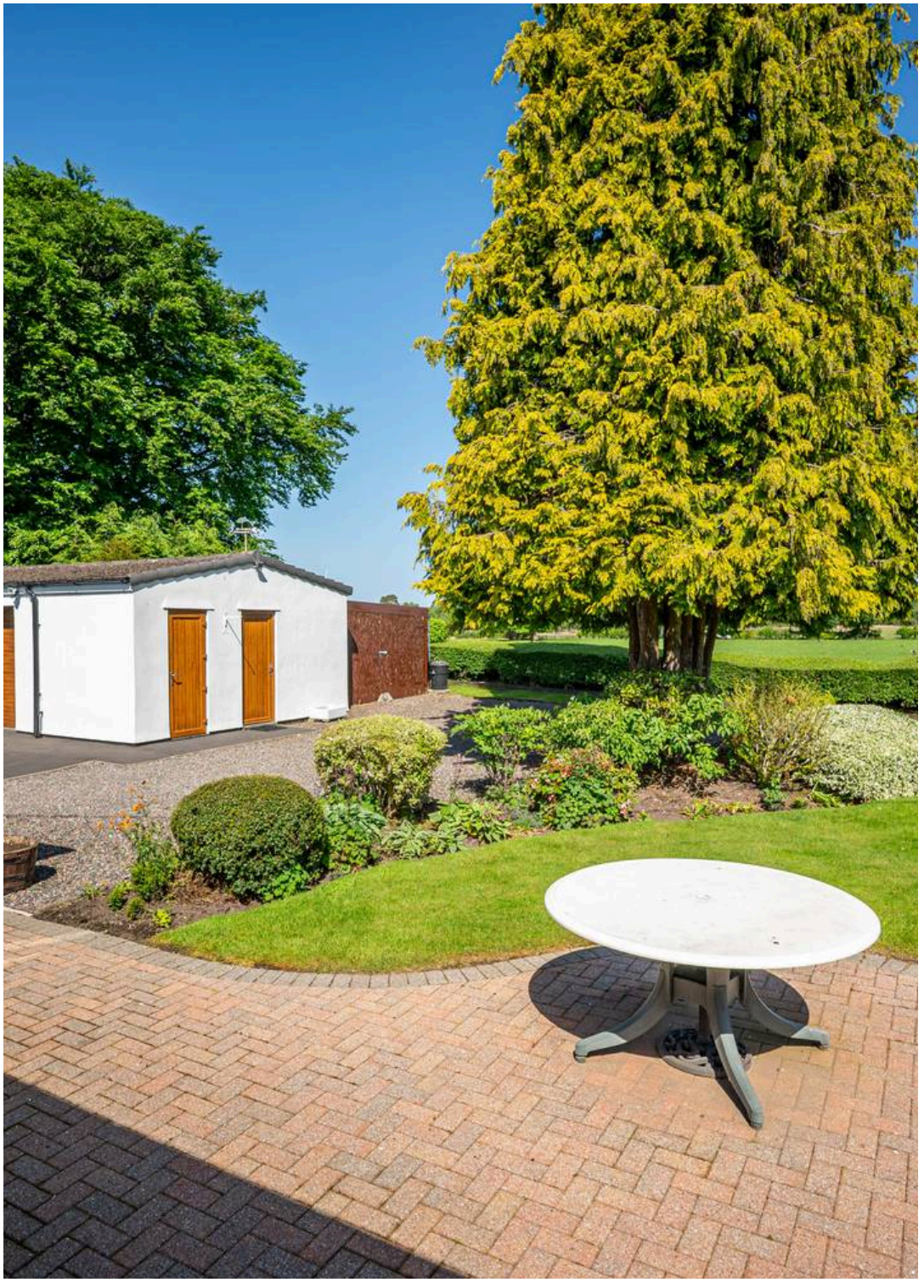
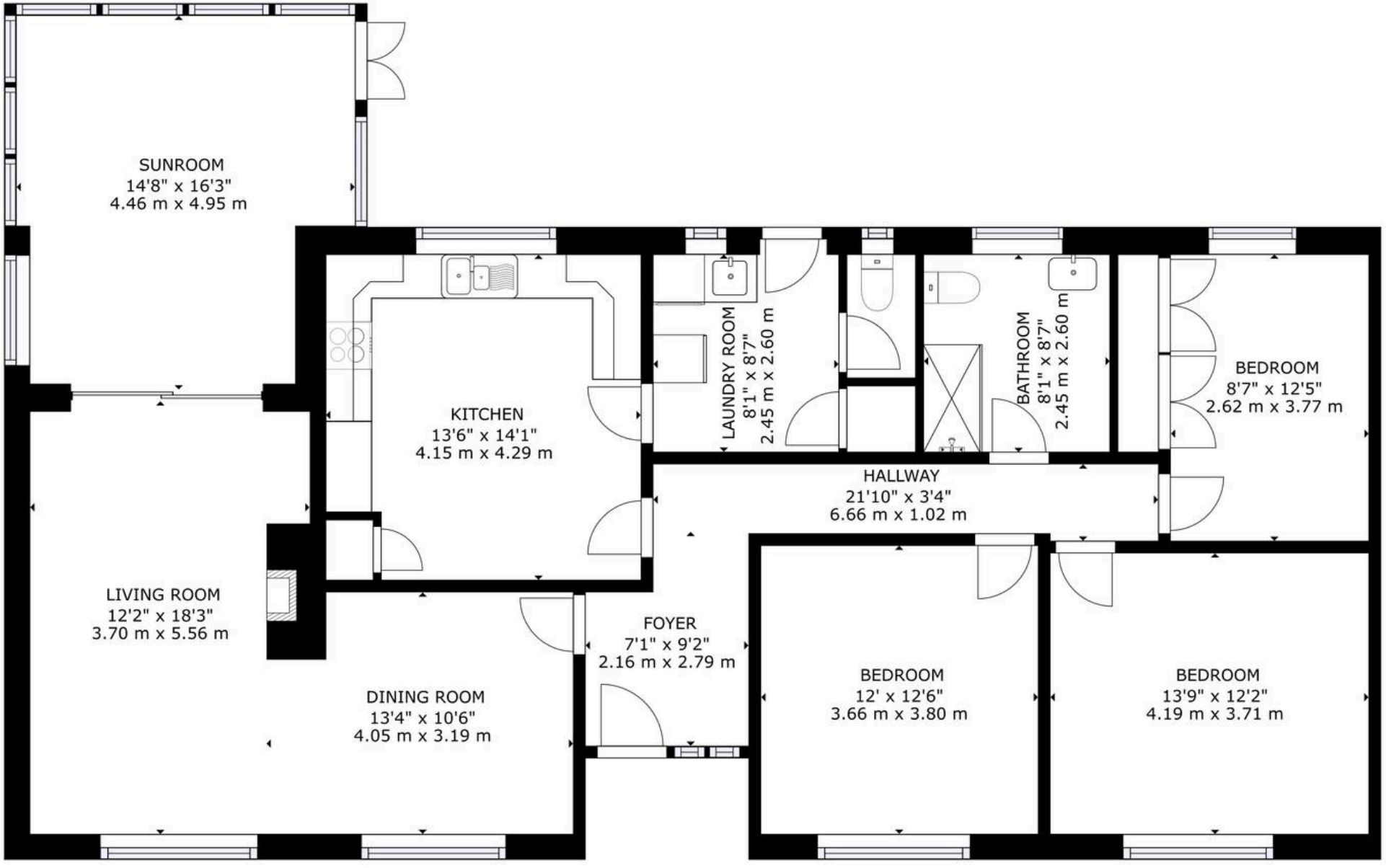


ALMARA



GROSS INTERNAL AREA
FLOOR 1: 1640 sq ft, 152.37 m²
TOTAL: 1640 sq ft, 152.37 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport®

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20 m
Scale 1:660 (at A4)

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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.

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.

Septic Tank: A survey of the septic tank has identified that it does not comply with general binding regulations and it will need to be upgraded. The responsibility will be with the purchaser and the cost of this has been reflected in the asking price. The survey and quote is available on request and interested parties are welcome to make their own enquiries.

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.

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