 4  
Bedrooms

 1  
Bathroom







## Property Description

**This 4-bedroom, 1-bathroom detached house known as Hall Carleton, located in Carleton, Holmrook, Cumbria, offers a blend of rural charm and modern convenience. Finished to a high standard throughout, the property is presented in true turn-key condition, allowing prospective purchasers to move straight in and immediately enjoy all that this beautifully maintained home has to offer.**

The property features two reception rooms, providing ample space for family gatherings or entertaining guests. The kitchen is well-equipped, offering a functional and stylish space for meal preparation, and is complemented by a utility room for additional storage and laundry needs.

The property boasts several key features, including off-road parking and a double carport, ensuring ample space for vehicles. The garden provides a peaceful outdoor retreat with fantastic views of the surrounding countryside, perfect for enjoying the tranquil setting. The property is situated on a no through road, offering privacy and minimal traffic.

Inside, the living spaces are thoughtfully arranged. The main reception room features a cosy fireplace, ideal for relaxing evenings. The second reception room offers flexibility, suitable for use as a formal dining area or additional living space. The bedrooms are generously sized, with ample natural light and views of the surrounding landscape.

## Additional Land & Development Opportunity

Situated on the opposite side of the road from the main house is a substantial barn with planning permission granted for conversion into a residential dwelling, presenting an excellent opportunity for further development or multi-generational living. The planning permission is subject to a Section 106 local occupancy clause, with further details available upon request from the selling agent.

This area also includes a double car port together with approximately 3.5 acres of grazing land and woodland, (whole site extending to approx 4.6 acres) offering excellent scope for equestrian, agricultural or recreational use while enjoying the beautiful surrounding countryside.

The outdoor space associated with the main residence includes extensive grounds and countryside views, providing opportunities for agricultural pursuits or simply enjoying the natural surroundings. The property's location in Cumbria offers access to local amenities and the scenic beauty of the region.

Energy Performance Certificate (EPC) details are available upon request, providing information on the property's energy efficiency.

This property offers a unique opportunity to enjoy rural living with the convenience of modern amenities, set within the picturesque landscape of Cumbria.

## **METHOD OF SALE**

The property is offered for sale by Private Treaty. The Vendor reserves the right to amend these particulars, not to accept any offer received or to withdraw the property from sale at any time. A closing date for offers may be fixed, and prospective purchasers are advised to register their interest with the selling Agents following an inspection.

## **VIEWING**

Strictly by arrangement with the Sole Agents:

**Mitchells Estate Agency, Lakeland Livestock Centre, Cockermouth, Cumbria, CA13 0QQ**

**Tel: 01900 822016**

**Email: [info@mitchellsestateagency.co.uk](mailto:info@mitchellsestateagency.co.uk)**

## **SERVICES**

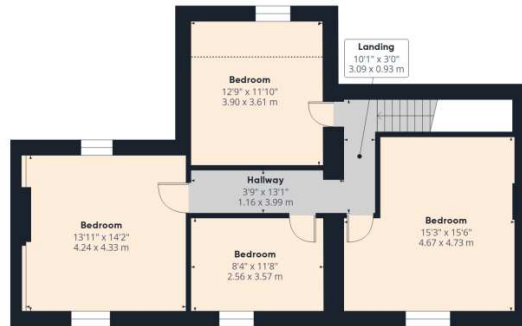
The property benefits from mains electricity and water. Drainage is to a septic tank. Central heating is provided by an oil fired combi boiler.

## **VALUED ADDED TAX (VAT)**

VAT will be charged if applicable.



Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

1588 ft<sup>2</sup>  
147.6 m<sup>2</sup>

Reduced headroom

36 ft<sup>2</sup>  
3.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

