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Millcroft

Carlisle, CA3 0HT

Guide Price £575,000

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- Imposing Detached Family Home in a Sought After Location
- High Specification Throughout, Ideal for those who Command a Higher Standard of Living
- Spacious Living Room & Bay-Fronted Sitting Room
- Modern Three-Piece Family Bathroom
- Generous Off-Street Parking plus a Large Integral Garage with Utility Area
- Exceptional Views to the Rear over the Surrounding Countryside & Fells beyond
- Contemporary Dining Kitchen with Bi-Folding Doors to the Rear Garden
- Three Double Bedrooms, Two with Luxurious En-Suite Wet Rooms
- Thoughtfully Landscaped and Meticulously Manicured Gardens
- EPC - C

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The views from this property are simply spectacular. Finished to a high specification throughout, this imposing, two-reception, three-bedroom detached family home is situated in one of Carlisle's most sought-after areas and benefits from beautifully landscaped gardens, ample off-street parking, and an integral garage. Showcasing an exceptional testament to modern living, ideal for purchasers who command a higher standard of property, the home offers a generous and versatile layout. A spacious living room is complemented by a feature window overlooking the rear garden, while a second reception room provides a perfect multi-use space, whether as a home office, sitting room, or playroom. The dining kitchen has been crafted to perfection, featuring bi-folding doors that open onto a generous garden patio, offering stunning views down the garden and across the fields beyond. Three double bedrooms offer true convenience for everyday living, two of which boast luxurious en-suite wet rooms, further complemented by a modern family bathroom. The high standard of accommodation continues outside, with meticulously maintained front and rear gardens. The rear garden has been thoughtfully considered and landscaped, a space perfect for budding gardeners or those who simply wish to entertain and relax in their own private garden oasis. An integral garage with a handy utility area, along with ample off-street parking, completes this exceptional home. Contact Hunters Carlisle today to arrange your visit to this spectacular property.

Utilities, Services & Ratings:
Gas Central Heating and Double Glazing Throughout.
EPC - C and Council Tax Band - E.

Stanwix is widely regarded as one of Carlisle’s most desirable residential areas, enjoying an elevated position to the north of the city and offering an excellent balance of convenience, connectivity and lifestyle appeal. Popular with a wide range of buyers, the area benefits from a strong selection of local amenities including shops, supermarkets, cafés, schools and healthcare services, while Carlisle city centre is just a short distance away for a more extensive choice of retail, dining and professional services. For those needing to commute, Stanwix is particularly well placed with easy access to the M6 and A69, together with Carlisle railway station providing excellent wider connections on the West Coast Main Line. The area also offers plenty in terms of leisure, with attractive nearby green spaces, riverside walks and easy access to Carlisle’s broader range of fitness, recreational and cultural facilities, making Stanwix a highly appealing location for those seeking a well-connected and established place to call home.

GROUND FLOOR:

HALLWAY
Entrance door from the front, internal doors to the living room, sitting room/office and dining kitchen, radiator, security alarm panel, and stairs to the first floor landing with a small under-stairs store.

LIVING ROOM
Feature double glazed window to the rear aspect, additional double glazed window to the rear aspect, two radiators and an inset gas fire (currently disconnected).

SITTING ROOM/OFFICE
Double glazed bay window to the front aspect, fitted open bookcase, recessed spotlights and a radiator.

DINING KITCHEN
Kitchen Area:
Contemporary high-gloss and handleless fitted kitchen, comprising a range of base, wall, drawer and tall units with matching Silestone worksurfaces and upstands above. Integrated eye-level electric oven, integrated eye-level combination microwave oven with warming drawer beneath, five-ring electric induction hob, extractor unit, integrated fridge freezer, integrated dishwasher, inset one and a half bowl stainless steel sink with mixer tap and worksurface draining grooves, recessed spotlights, under-counter lighting, Amtico flooring with electric underfloor heating and a double glazed window to the front aspect.
Dining Area:
Recessed spotlights, Amtico flooring, radiator, double glazed bi-folding doors to the rear garden, double glazed window to the side aspect and an internal door to the integral garage with utility area.

WC/CLOAKROOM
Two piece suite comprising a vanity WC and wall-mounted wash hand basin. Tiled splashbacks, chrome towel radiator, recessed spotlights, extractor fan and an obscured double glazed window.

FIRST FLOOR:

LANDING
Stairs up from the ground floor hallway, internal doors to three bedrooms and family bathroom, loft-access point, built-in airing cupboard and a feature double glazed window to the rear aspect.

MASTER BEDROOM & EN-SUITE
Master Bedroom:
Double glazed window to the rear aspect, radiator, bespoke fitted wardrobes and an internal door to the en-suite.
En-Suite Wet Room:
Benefitting a WC, wall-mounted vanity wash basin and wet-room shower area benefitting a mains shower with rainfall shower head. Fully-tiled walls, tiled flooring with underfloor heating, dual-power chrome towel radiator, recessed spotlights, LED mirror and an extractor fan.

BEDROOM TWO & EN-SUITE
Bedroom:
Double glazed window to the side aspect, radiator, built-in cupboard with lighting internally and an internal door to the en-suite. Access points located within the bedroom and built-in cupboard to the eaves, allowing for additional storage.
En-Suite Wet Room:
Benefitting a WC, wall-mounted vanity wash basin and wet-room shower area benefitting a mains shower with rainfall shower head. Fully-tiled walls, tiled flooring with underfloor heating, dual-power chrome towel radiator, recessed spotlights, LED mirror and an extractor fan.

BEDROOM THREE
Double glazed bay window to the front aspect and a radiator.

FAMILY BATHROOM
Three piece suite comprising a WC, wall-mounted vanity wash basin and bathtub with centralised wall-mounted taps. Part-tiled walls, tiled flooring with underfloor heating, dual-power chrome towel radiator, recessed spotlights, LED mirror, extractor fan and an obscured double glazed window.

EXTERNAL:
Front Garden & Driveway:
To the front of the property is a large block-paved driveway allowing for off-street parking for three/four vehicles. Access from the driveway into the integral garage, along with access into the property via the front door. Along side the front door is a small cupboard which includes the electricity consumer unit internally. The front garden is benefitting from a lawned area, along with floral borders including mature trees and shrubs. To both sides of the property are access gates and pathways towards the rear garden.
Rear Garden:
The rear garden is beautifully landscaped, including a large paved seating area directly outside the dining kitchen bi-folding doors, an area enjoying an outlook down the garden and open fields beyond. The rear garden further benefits a large lawned garden, with mature borders of trees and shrubs around. To the side of the property is a small garden area, which is low-maintenance and includes a timber garden shed with power and lighting internally. Throughout the rear garden is external lighting.

INTEGRAL GARAGE WITH UTILITY AREA
Accessible via an electric garage door to the front driveway along with an internal door from the dining kitchen and an external door to the rear garden, benefitting power, lighting, security alarm panel and an obscured double glazed window internally. The utility area benefits from fitted base and wall units with worksurfaces and tiled splashbacks above, along with space and plumbing for a washing machine, space for a tumble drier, radiator and a one bowl stainless steel sink with mixer tap.

WHAT3WORDS:
For the location of this property, please visit the What3Words App and enter - ///added.beard.tops

AML DISCLOSURE:
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £40 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

AGENTS NOTE:
The property is situated adjacent to an electricity sub-station, please contact the office for further information.

Floorplan


WC/Cloaks
5'11" x 5'8"
1.80 x 1.75 m
Living Room
11'9" x 20'9"
3.60 x 6.35 m
Hallway
6'0" x 15'10"
1.84 x 4.85 m
Dining Kitchen
11'9" x 24'11"
3.60 x 7.62 m
Garage & Utility Area
12'8" x 18'8"
3.87 x 5.70 m
Sitting Room/Office
11'8" x 11'5"
3.57 x 3.49 m
Ground Floor
Master Bedroom
11'9" x 11'11"
3.59 x 3.64 m
Landing
Bedroom Two
11'8" x 11'11"
3.56 x 3.64 m
En-Suite
8'7" x 4'6"
2.62 x 1.39 m
Bedroom Three
11'10" x 10'10"
3.61 x 3.32 m
En-Suite
8'0" x 4'11"
2.44 x 1.52 m
Bathroom
5'11" x 7'5"
1.83 x 2.28 m
Floor 1
HUNTERS
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Approximate total area(1)
1634 ft²
151.9 m²
Reduced headroom
2 ft²
0.2 m²
(1) Excluding balconies and terraces
Reduced headroom
Below 5 ft/1.5 m
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.
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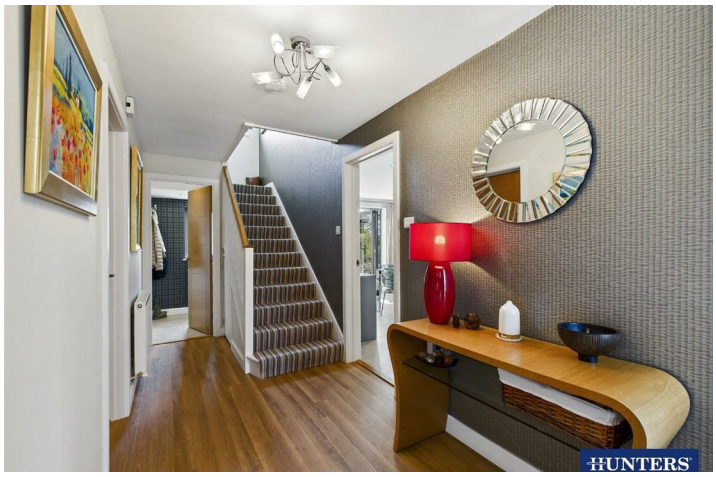


















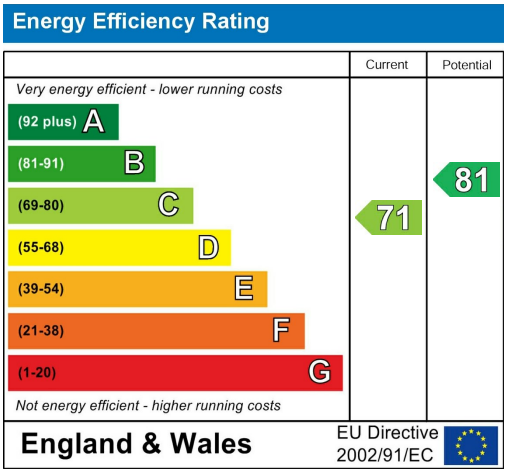


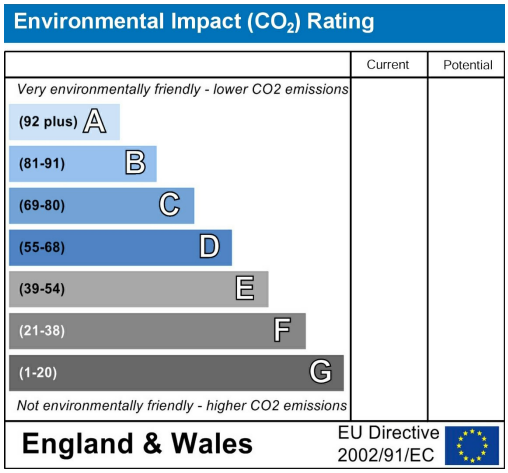






Energy Efficiency Graph

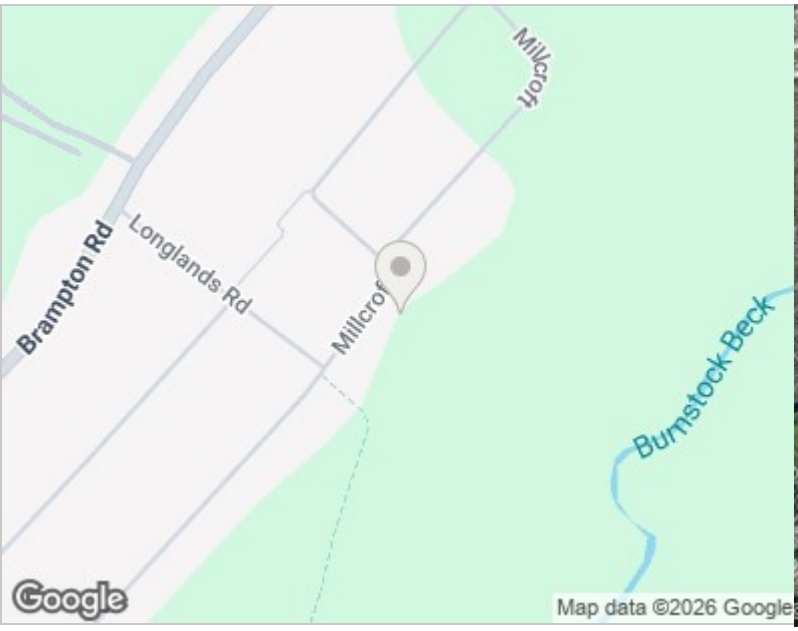




Viewing

Please contact our Hunters Carlisle Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

56 Warwick Road, Carlisle, Cumbria, CA1 1DR
Tel: 01228 584249 Email: centralhub@hunters.com
https://www.hunters.com

The Property Ombudsman