

# HUNTERS®

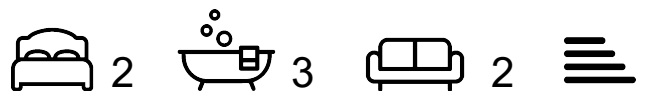
HERE TO GET *you* THERE



HUNTERS®

Rickerby, Carlisle, CA3 9AA

Guide Price £330,000



- Luxury Two Bedroom Apartment
- Located in 108 Acres of Parkland, North of the City
- Both Bedrooms En-Suite
- Elevator Access to the Front Door
- Garage and Parking Space
- Set in Rickerby House, a Grade II Listed Building
- Living Room with wonderful Rooftop Terrace
- Kitchen/Diner
- Beautiful Landscaped Communal Gardens
- Council Tax Band E

Tel: 01228 584249

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A luxury two bed apartment located in the historic grade II listed Rickerby House, set in over 108 acres of glorious parkland on the north side of the city. With accommodation spanning 134 square metres over three floors, the living space is large, with a spacious living room, kitchen and dining area, two ensuite bedrooms, a cloakroom, and a wonderful rooftop terrace. There are glorious views all around, with part of the accommodation reaching into the tall tower that rises above the Mansion rooftop. There is elevator access to the front door of the apartment and you will find a garage with an off road parking space. Heating is by gas mains with zonal underfloor heating and the glazing is a mixture of double, secondary and single glazing, all in keeping with grade II status.

Rickerby House is an attractive historic mansion dating from around 1835, built for a prominent Carlisle banker. Designed in the Greek-Revival style and set within landscaped grounds beside the River Eden, this is one of Carlisle's most desirable residential addresses. The tenure is leasehold, with 976 years remaining, and the annual service charge covering the communal areas, elevator servicing, buildings insurance, and upkeep of gardens and grounds is £2,667.

There are no age or pet restrictions on the development, making this an ideal purchase for a range of buyers including professional couples, upsizers, downsizers, retirees and second home owners. The apartment cannot be used for holiday lets.

A fabulous home in a glorious parkland setting.

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### Communal Entrance

You enter the building via a secure door with intercom access, and step into a hall with a turning staircase winding up through the building. For ease of access there is an elevator which will deliver you to your front door.

### Entrance Hall

Stepping into the apartment you find a bright entrance, with natural light coming from the light tunnel to the ceiling. From here you have access to the lounge, bedroom one, a cloakroom, and the stairs rising to the second bedroom.

### Cloakroom

With a low level WC and a wash-hand basin. A cupboard houses the tails and controls for the underfloor heating that runs throughout the apartment.

### Lounge

A comfortable living area with room for both seating and for dining should you choose. To the rear elevation you find a wonderful glass corner, with floor to ceiling glazed panes and double doors leading out to the roof terrace. The floor coverings consist of rectangular format tiles leading to the outside terrace, whilst the seating area is carpeted. Looking towards the front elevation of the apartment you have a mezzanine view over the kitchen/diner with steps leading down into the dining section.

### Kitchen/Diner

A range of quality wooden cabinets at wall and base level and with contrasting worksurfaces running over. There is tiling to the splashbacks and to the floor and integral appliances include a five-ring gas hob with overhead extractor, electric oven, fridge, freezer, and an inset stainless steel one-and-a-half bowl sink and drainer. There is undercounter space and plumbing for a washing machine and for a tumble dryer. Two windows to the front elevation overlook the large communal gardens. In the dining space there is room for a family sized dining table and chairs.

### Roof Terrace

This is a wonderful space, allowing you to connect with the outside and offering spectacular views over manicured lawns and further towards the City's rooftops and beyond. Laid with a quality stone tile, and reinforced to carry planters and pots for plants and specimen shrubs. Discrete external lighting allows you to relax outdoors long in to the evening.

### Bedroom One

Accessed via a short flight of stairs descending from the entrance hall, this spacious bedroom features high

ceilings and side paneled windows to two elevations, flooding the room with sunlight.

### Dressing Room

A recessed room off the bedroom and on the way to the ensuite facilities, with plenty of room for wardrobes and rails.

### Ensuite

With a walk-in shower, low level WC and pedestal wash-hand basin. The floor is tiled as are the elevations to the halfway level. Wood paneling surrounds the window and there is a chrome heated towel rail.

### Bedroom Two

A spiral staircase rises from the entrance hall leading to the second double bedroom which is located in a tower, rising above the magnificent Mansion House. With ample room for a double bed, bedside cabinets, wardrobes and chest-of-draws, this wonderfully light room has windows to three elevations with a wonderful corner seating area and delightful views over the surrounding estate. Steps lead up to the roof that tops the tower (for maintenance only) and there are useful storage cupboards under.

### Ensuite

The bathroom features a pedestal wash-hand basin, low level WC and a bath. Please note, the walk-in bath featured in the photograph will be replaced by a standard bath prior to the apartment being sold.

### Garage and Parking

The garage sits to the front of the House and has a powered roller shutter door with light and power internally. Outside is a block paved area for additional parking.

### Gardens and Grounds

A carriage driveway sits in front of the Grand House, and beautifully kept gardens line the approach from the road. Sweeping lawns are punctuated with mature trees, specimen shrubs and soft ornamental planting. Paved slabs cut through neatly cut box hedges and lead to the front entrance.

Beyond the perimeter of the private grounds of Rickerby House is Rickerby Park, 108 acres of open green parkland and a popular destination that sits alongside the River Eden. With multiple walks and trails, this provides an impressive backdrop to the apartment, creating a sense of tranquillity and exclusivity that is hard to find anywhere else in the city.

### AML Disclosure

# Floorplan





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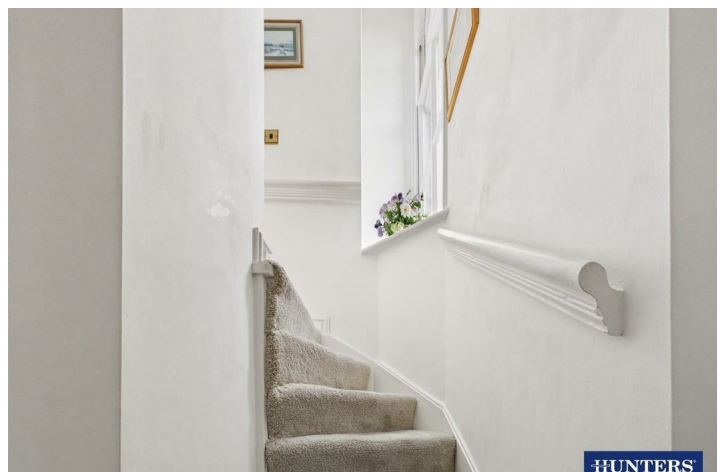
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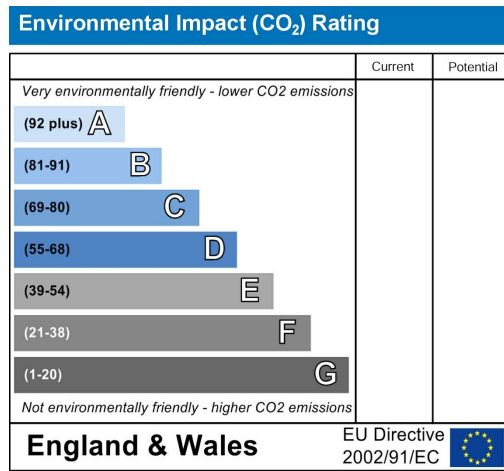
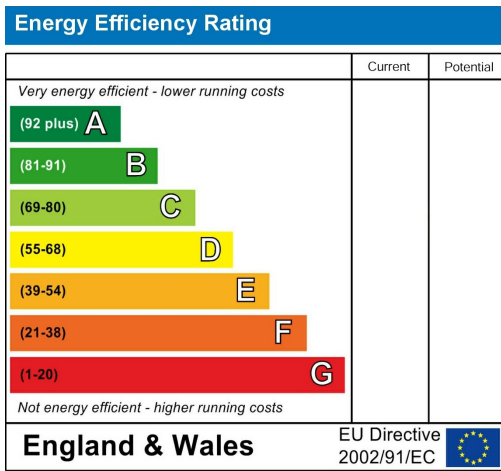
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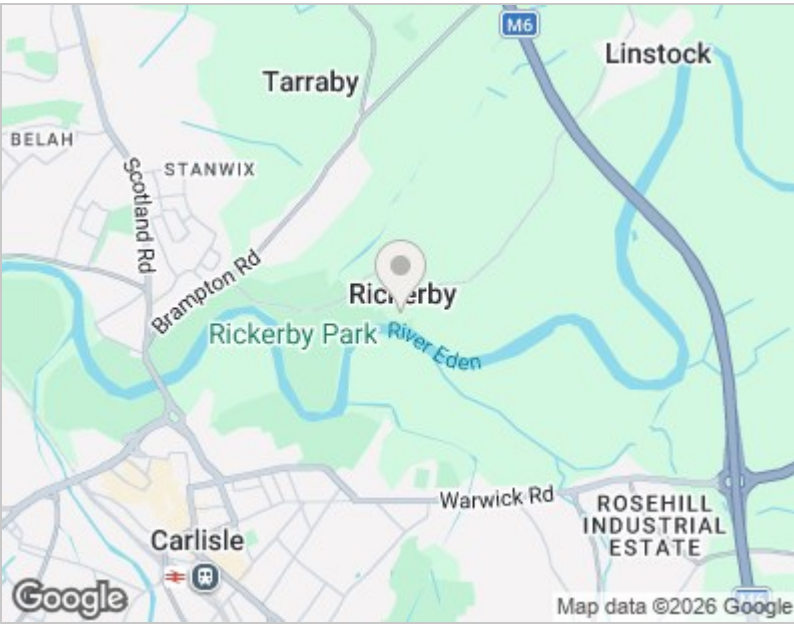
### Energy Efficiency Graph



### 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





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](mailto:centralhub@hunters.com)  
<https://www.hunters.com>

