



The Poplars , Carlisle, CA5 6DS

Offers over £420,000





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The Poplars

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- Beautiful Detached 3 Bed Home
- Located in the Quiet Hamlet of Grinsdale
- Just 10 Minutes from Carlisle
- Easy Access to the Western Bypass
- 4 Reception Rooms
- Lovely Dining Kitchen, Bathroom & Conservatory
- Stunning Tiered Garden
- Private Parking and Detached Garage / Workshop
- Found in Excellent Condition Throughout
- Viewing is Essential

Situated in the peaceful village of Grinsdale, just two miles from the bustling city of Carlisle, this fantastic detached family home offers a perfect blend of comfort and charm. Spanning an impressive 1,650 square feet, the property boasts four spacious reception rooms, providing ample space for both relaxation and entertaining as well as three well-appointed bedrooms. There is also an attractive dining kitchen, a conservatory and a modern bathroom.

Occupying a generous plot, this home enjoys the added benefit of riverbank access, allowing residents to appreciate the serene beauty of the River Eden that flows nearby. The peaceful surroundings of Grinsdale create an idyllic setting, making it an ideal choice for those seeking a quiet lifestyle while remaining close to urban amenities.

This property is in excellent condition, ready for you to move in and make it your own. With its spacious layout and picturesque location, this house is a rare find in the market.



Lounge 15'7" x 13'11" (4.77 x 4.26)

A spacious lounge with uPVC window overlooking the rear garden and doors to the conservatory, reception room and dining room. There is an arched door giving access to the staircase. Woodburning stove with tiled hearth, surround and mantle. Exposed beams. Fitted carpet and a radiator.

Reception Room 12'3" x 13'6" (3.74 x 4.12)

A lovely second lounge to retreat to there is a uPVC window overlooking the rear garden. There is a woodburning stove set upon a tiled hearth with surround and mantle. Exposed beams and hardwood flooring. Radiator.

Kitchen Diner 9'10" x 17'0" (3.01 x 5.20)

A well appointed dining kitchen which has a range of fitted wall and base units with granite worksurfaces and sink drainer unit. There is an integrated dishwasher and a range oven with extractor hood over. Two uPVC windows and a door to the side. Radiator. Ample space for dining furniture. Exposed beams.

Conservatory 10'1" x 10'11" (3.08 x 3.35)

A lovely bright room with a solid roof and uPVC French doors leading out to the garden patio. There are uPVC windows and wooden flooring.

Study 12'11" x 8'5" (3.96 x 2.57)

Tucked away is the study which is perfect for those who work from home. This spacious room is an ideal office space / study or recreational room. There is a uPVC window, wooden flooring, radiator and exposed beams. Wooden flooring.

Dining Room 9'9" x 8'4" (2.98 x 2.56)

A useful dining room off the kitchen which has wooden flooring, radiator and a uPVC window. Exposed beams.

W/C 10'10" x 5'6" (3.32 x 1.68)

A spacious ground floor w.c which could serve as a utility room. There is a low level w.c and vanity sink unit with storage cupboards. The w/c houses the combi boiler which provides domestic heating and hot water. Tiled flooring. Radiator. uPVC window.

Stairs / Landing

Stairs lead off to the first floor landing and half landing with bedrooms & family bathroom off. Fitted carpet. uPVC window. Exposed beams.





Bedroom One 12'9" x 13'3" (3.89 x 4.05)
 A large double bedroom with fitted wardrobes and uPVC window overlooking the rear garden. Fitted carpet. Radiator. Feature fireplace. Exposed beams.

Bedroom Two 13'6" x 13'8" (4.13 x 4.19)
 Large double bedroom with uPVC window overlooking the rear garden. Fitted bedroom furniture. Fitted carpet. Radiator. Feature fireplace and exposed beams.

Bedroom Three 9'11" x 9'1" (3.04 x 2.78)
 A good sized single bedroom with uPVC window and skylight over. Fitted carpet. Radiator.

Bathroom 11'3" x 8'5" (3.43 x 2.59)
 A well appointed bathroom which has a fitted four-piece suite comprising: shower cubicle, corner panelled bath, low level w.c and a vanity sink unit with storage cupboards and worksurfaces. uPVC window and skylight over. Tiled walls and flooring. Heated towel rail. Ceiling hatch giving access to the loft. Exposed beams.

Outside

The property occupies a generous plot and there is a modern garage workshop with power and lighting. There are paved patio areas, a tiered lawned garden which has steps leading to the riverbank and summerhouse as well as plentiful private parking.

Services

Mains gas, electricity and water are connected. Drainage is to a septic tank. There are solar panels.

Please Note

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Lakes Estates has the authority to make or give any representation or warranty in relation to the property. All mention of appliances / fixtures and fittings in these details have not been tested and therefore cannot be guaranteed to be in working order.

Anti-Money Laundering (AML) Checks;

When your offer is accepted, we're legally required to verify your identity. This is carried out by a third-party company at the following costs:

Buying in personal name: £40 (inc. VAT)

Company purchase: £120 (inc. VAT)

These fees are non-refundable, and the purchase cannot proceed until checks are complete.

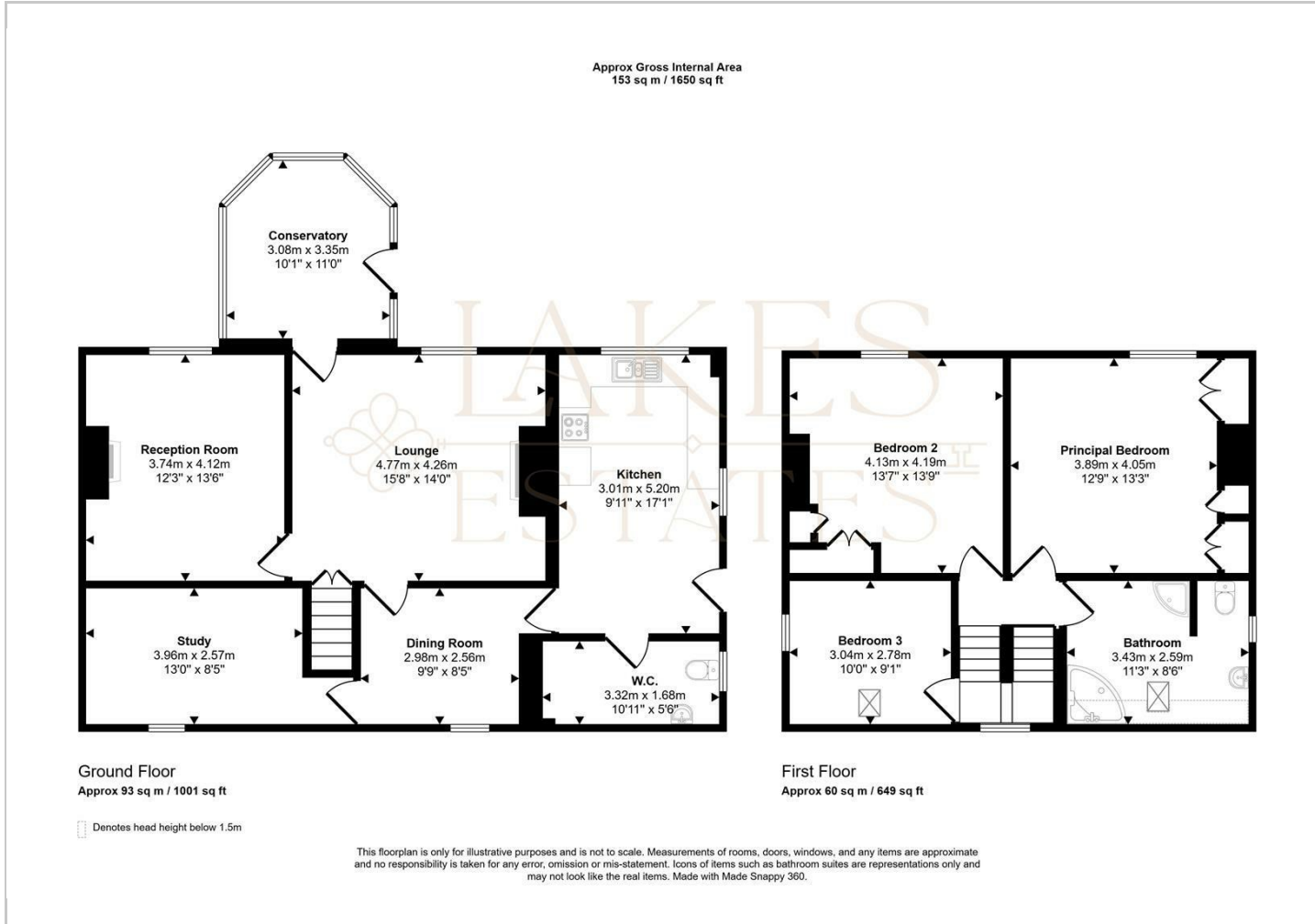
Directions

From Carlisle city centre, head West on Newtown Road. Turn right onto Burgh Road signposted Grinsdale. Continue towards the bypass and at the roundabout take the second exit towards Grinsdale and Burgh-by-Sands. Keep right over the narrow bridge and turn right immediately signposted for Grinsdale. Upon entering the hamlet keep on the main road and the Poplars is towards the end on the right-hand side. What 3 Words: Cheese.Club.Simply

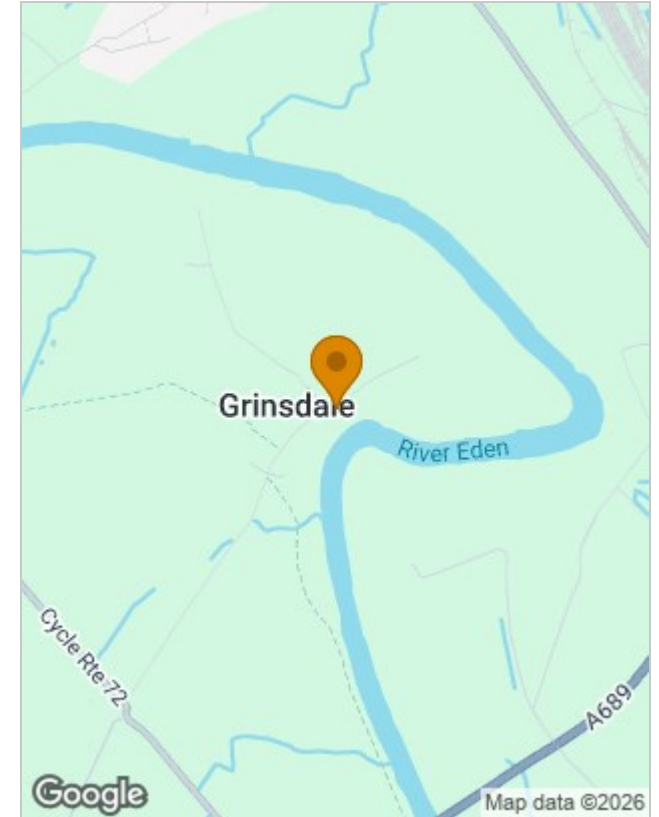




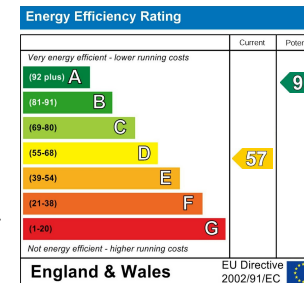
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Lakes Estates Office on 01768 639300 if you wish to arrange a viewing appointment for this property or require further information.

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