



## Brow Top, Sebergham, Carlisle, CA5 7HR

- 3 bedroom detached house
- Off road parking to front and side
- Garden to the side
- In need of modernisation
- Commuter village location
- Good views from an elevated position

This three bedroom detached house presents a wonderful opportunity for buyers seeking a home with potential, set in a well-regarded commuter village and enjoying elevated views across the surrounding area. This property is ideally positioned for commuters, with convenient access to local transport links, making it an excellent choice for families, professionals, or anyone seeking a peaceful yet well-connected location. Early viewing is highly recommended to appreciate the space, setting, and potential on offer.

**Council Tax band:** C

**Tenure:** Freehold

**EPC Energy Efficiency Rating:** F

**CD Rural**



## Accommodation

Stepping inside, via the part glazed porch, the kitchen is in need of replacement, but offers the prospect of creating a kitchen/living/dining room if extended into the adjacent living room which has an open fire and access to the understairs cupboard. Any works would require any necessary consents. From the living room, two steps down to the front door and staircase. A second living room has more recently been used as a ground floor bedroom and has a disabled shower and WC.

Stairs lead to three double bedrooms and a family bathroom which, like much of the house, would benefit from updating to suit modern preferences. Throughout the home, you will find a layout that is both practical and versatile, offering plenty of potential for those wishing to personalise and add value.

## Outside

There is off-road parking to the front, as well as a garden to the side, ideal for outdoor relaxation or further landscaping projects. A useful outbuilding is attached to the side of the house. The elevated position of the house ensures wide ranging views that can be enjoyed from several rooms.



**Location**

Sebergham is a picturesque rural village set within the scenic Caldew Valley in Cumbria, approximately 10 miles south of Carlisle and within easy reach of the northern fringes of the Lake District National Park. The area offers a peaceful countryside setting with attractive surrounding farmland and fells, while remaining conveniently located for access to the M6 and regional amenities. Nearby villages such as Caldbeck provide a range of everyday facilities including local shops, pubs and community services.

**What3Words:**

///tailing.behind.clearcut

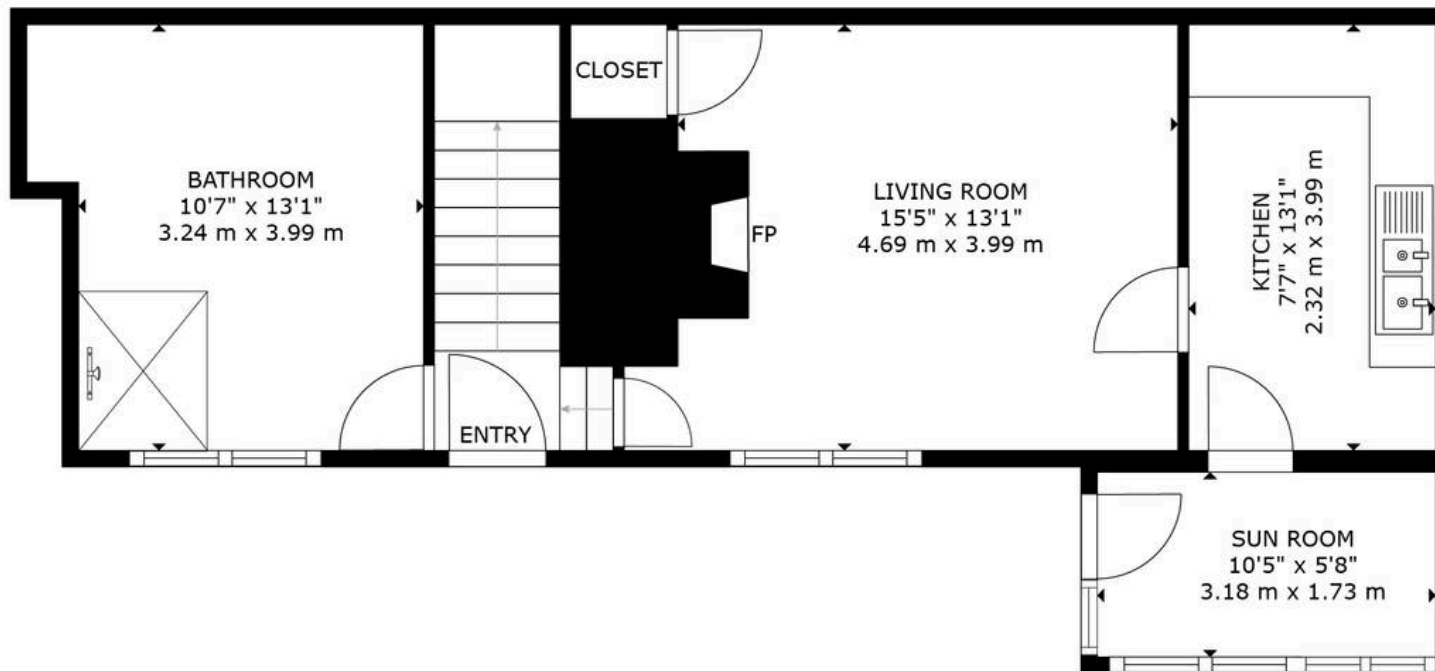








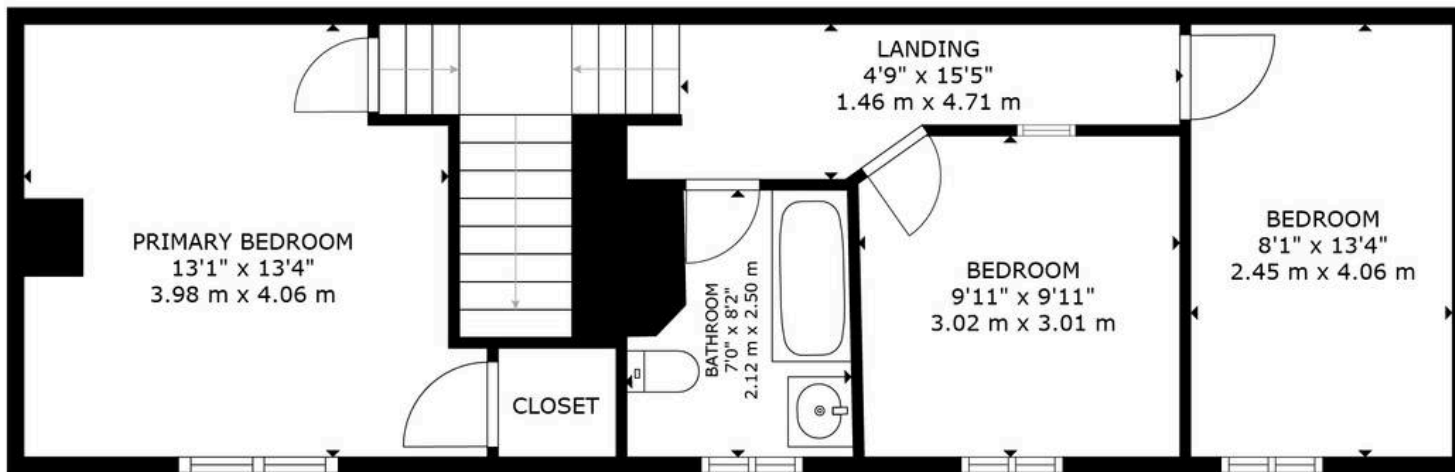




FLOOR 1

GROSS INTERNAL AREA  
 FLOOR 1: 620 sq. ft, 57 m<sup>2</sup>, FLOOR 2: 583 sq. ft, 54 m<sup>2</sup>  
 TOTAL: 1,203 sq. ft, 111 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





## GENERAL REMARKS & STIPULATIONS

**Tenure and Possession:** The Freehold title is offered for sale with vacant possession upon completion.

**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.

**Fixtures and Fittings:** All standard fixtures and fittings are to be included in the sale.

**EPC Rating:** F

**Services:** Caldew Bank is served by Mains water and electricity. Heating is supplied via electric storage heaters. The property is served by a private septic tank drainage system. The purchaser shall be responsible for satisfying themselves as to the location, condition, capacity, and compliance of the septic tank system with current environmental regulations. The seller provides no warranty as to the performance or future compliance of the system. Maintenance, emptying, repair, or replacement of the septic tank following completion shall be the responsibility of the purchaser.

**Viewings:** Strictly by appointment through the sole selling agents, C&D Rural. Tel 01228 792299

**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.

**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.

**Local Authority:** Cumberland Council, 111 Botchergate, Carlisle CA1 1RZ. The house is in Council Tax Band C.

**Website and Social Media:** Further details of this property as well as all others offered by C&D Rural are available to view on our website [www.cdrural.co.uk](http://www.cdrural.co.uk). For updates and the latest properties like us on [facebook.com/cdrural](https://www.facebook.com/cdrural) and Instagram on [@cdrural](https://www.instagram.com/cdrural).

**Referrals:** C&D Rural work with preferred providers for the delivery of certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them C&D Rural will receive a referral fee: PIA Financial Solutions – arrangement of mortgage & other products/insurances; C&D Rural will receive a referral fee of £50 per mortgage referral. Figures quoted are inclusive of VAT.

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