



Superb 5 bedroom detached family home set within approximately 0.7 acres, in peaceful semi-rural setting
Sechelt, Longburgh, Burgh-By-Sands, CA5 6BJ

Property Details

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Guide Price

£450,000

Description

Rarely available in this sought after area; a detached five bedroom property set within a large plot that extends to approximately 0.7 acre. Lovely semi-rural setting, yet close to local amenities, the Solway Coast and Carlisle city centre.



Selling Agents

C&D Rural, Lakeside, Townfoot, Longtown, Carlisle, CA6 5LY



KEY FEATURES

- Impressive detached family home
- 5 bedrooms and 2 reception rooms
- Large garden, extending to 0.7 acres
- Peaceful semi-rural setting, with open views
- Desirable area close to the Solway Coast, Lake District National Park and Carlisle city centre



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Situation

Longburgh is an attractive hamlet situated between the larger Burgh-by-Sands and the Solway Coast, just seven miles from central Carlisle. Nearby Burgh Marsh is a haven for wildlife, while Burgh-by-Sands has a pub, church and primary School. Longburgh is part of the parish of Burgh-by-Sands, a desirable village situated to the west of Carlisle, which has excellent access to local infrastructure and the Lake District National Park. Hadrian's Wall runs through Burgh-by-Sands, and the parish benefits from a primary school, village pub and a post office. For a wider range of facilities, Carlisle is close by offering a range of shops, restaurants, and schooling options.

For the outdoor enthusiast the surrounding area offers excellent walks and sporting opportunities being close to the Lake District National Park and the Solway Coast, with Dumfries & Galloway also easily reached. Penrith, Keswick and Cockermouth are also very accessible.

For the commuter, the M6 (junction 44) is within easy reach for onward travel north and south. Main line rail services are available at Carlisle which provides fast and frequent services to London in the south and Glasgow in the north, together with cross-country services to the east.



Description

Sechelt is an attractive detached family home, built of traditional construction under a slate roof. The property is generous in size, extending to over 2500 sq ft, and offers versatile living accommodation, predominantly across ground floor level.

The house is located on the edge of the hamlet of Longburgh, enjoying a private setting with open outlook, and is approached via a gated driveway that culminates in a generous parking and turning area, with integral double garage.

The front door opens into a part-glazed porch with attractive tiled floor and exposed stone walls. An inner door opens into the hall, where a storage cupboard and utility room can be found.

The kitchen is a lovely bright space, and comprises solid wood units with reclaimed wood surfaces, central island with breakfast bar, double Belfast sink, electric range cooker and enjoys views over the garden. There is a dining room with wood burning stove and an impressive, large living room which enjoys a dual aspect and boasts a flagstone floor, large multi-fuel stove and sliding doors to the patio and garden. Also accessed from the living room via open tread timber stairs, is a charming attic room, which could be utilised as a bedroom or study area.

At the rear of the property is a bright double bedroom with built in storage and windows on two elevations, a smaller bedroom and a generous bathroom, which could all be configured to create an impressive master suite if desired. There are three further bedrooms located at the opposite end of the property, as well as a shower room.



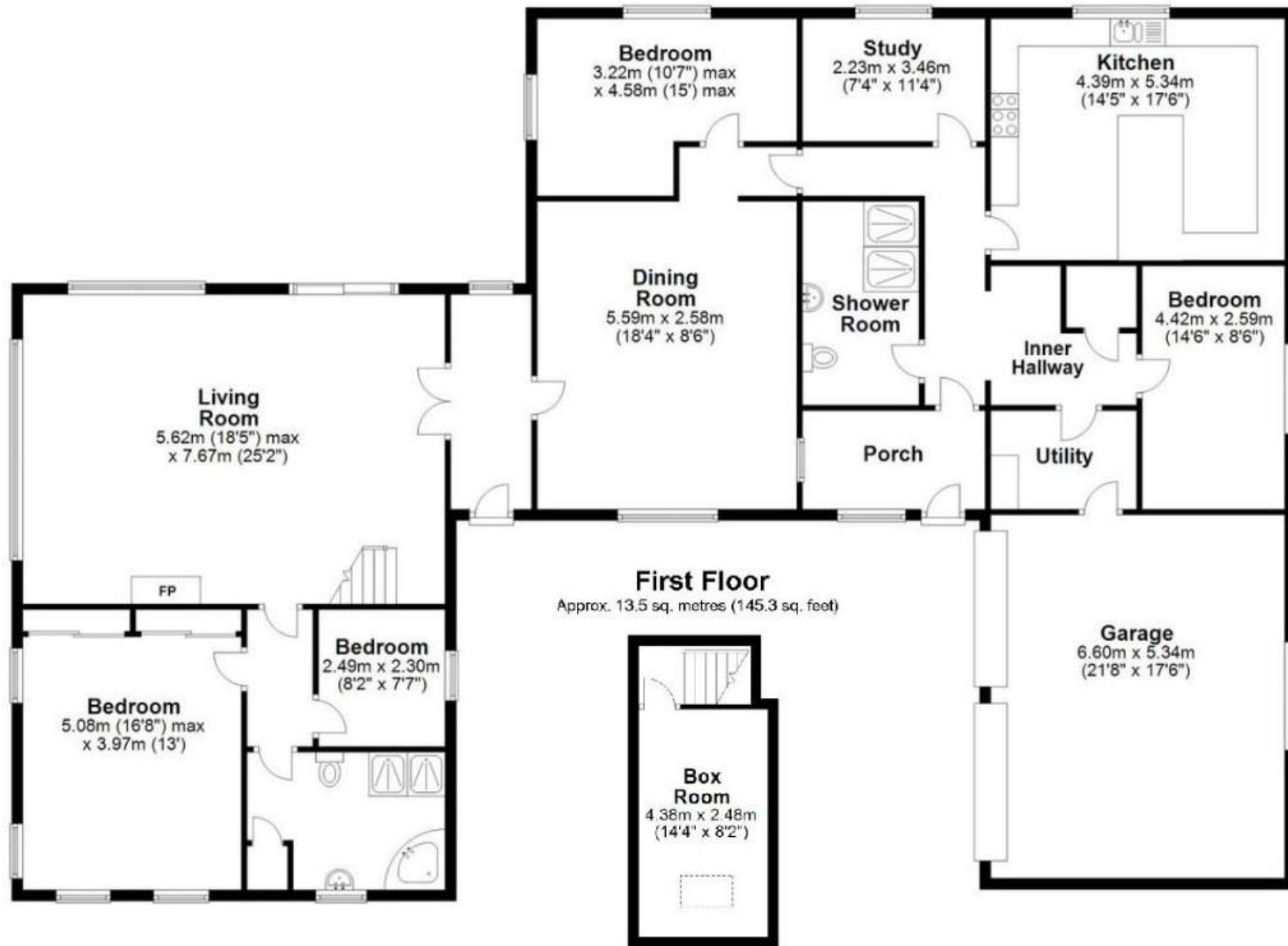






Ground Floor

Approx. 239.3 sq. metres (2576.1 sq. feet)



Outside

Sechelt is set within a large and private enclosed garden that extends to approximately 0.7 acres. The garden is predominantly laid to lawn, with gravelled patio and chicken run, and it enjoys a sunny south-westerly aspect. There is also an additional grassed lane extending away from the property to the northwest.









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 servitude rights, 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 servitude rights and others.

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

EPC Rating: F

Services: Sechelt is serviced by mains electricity and mains water. Partial double glazing. Drainage to a waste treatment plant (shared with one neighbour, and only installed 2 years ago).

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

Offers: Offers should be submitted in writing via email to C&D Rural via office@cdrural.co.uk or by calling 01228 792299.

Money Laundering Obligations: In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted

Local Authority: Carlisle Council.

Solicitors: TBC

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. For updates and the latest properties like us on facebook.com/cdrural and Instagram on [@cdrural](https://instagram.com/cdrural).

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