



Detached traditional house with outbuildings and amenity woodland down to the river extending to around 1 acre.



Woodhead Longtown Carlisle CA6 5TS

# Property Details

## Woodhead Longtown Carlisle CA6 5TS

### Guide Price

£225,000

### Description

We are delighted to bring to the market this highly accessible, detached, 3 bedroom house with amenity woodland that extends to the river.

The property could benefit from some modernisation and scope to extend, to make it an extremely desirable spacious family sized home.

### Selling Agents

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





## KEY FEATURES

- Attractive traditional detached house with beautiful period features.
- Three double bedrooms.
- Generously sized dining room with open fireplace and built in shelves.
- Cosy living room with fireplace.
- Kitchen with integrated base and wall units.
- Off road parking offering ample parking space.
- Range of useful outbuildings to include a garage, storage shed and former workshop.
- Extensive garden and grounds which benefit from a pathed walkway, mature plants, shrubs and amenity woodland extending to approximately 0.8 acres.
- The property extends down to the River Lyne.



## Woodhead Longtown Carlisle CA6 5TS

### Situation

Woodhead is located in a rural yet accessible location, 4 miles from Longtown which benefits from town centre facilities to include a primary school, doctors surgery, chemist, a variety of independent shops, supermarket, fuel station, hotel/pubs/takeaways and a cash machine. The property has excellent road links with Carlisle (M6 J44) approximately 6 miles south.

### Directions

From Longtown take the A6071 towards Brampton for 3 miles, after Francismoor Wood, take the next left. The property is then located on your right after a mile.

### What 3 Words

happening.basin.upcoming



## Accommodation

The front door opens into the hallway where the sitting room, bathroom and downstairs bedroom can be accessed.

Both the dining room and living room feature open fireplaces and offer ample space for entertaining.

The kitchen has base and wall units and has great potential to renovate and extend.

The family bathroom is on the ground floor and has a large shower, w.c. and sink.

The downstairs bedroom is located next to the bathroom and is a bright and airy double.

The two other bedrooms upstairs are also double, one benefits from useful built in storage cupboards and the airing cupboard, where the water tank is located within and the other has a hatch to the loft which is insulated.



## Outside

To the front of the property there are two tarmacked parking areas, offering ample parking space.

There are a range of useful outbuildings to include a single garage which benefits from a water and electricity supply. Greenhouse, polytunnel and storage shed which also includes water and electricity supplies and a former workshop which requires repairing, however, the space and footprint offer great potential for a diverse range of uses.

The extensive garden and grounds benefits from a pathed walkway, mature plants and shrubs. The rest of the grounds are amenity woodland which extend to approximately 0.8 acres down to the river banking.

The space and privacy of the outside space is rare to find and offers huge potential. Viewings are therefore highly recommended to fully appreciate both the rural accessible location and the accommodation on offer.





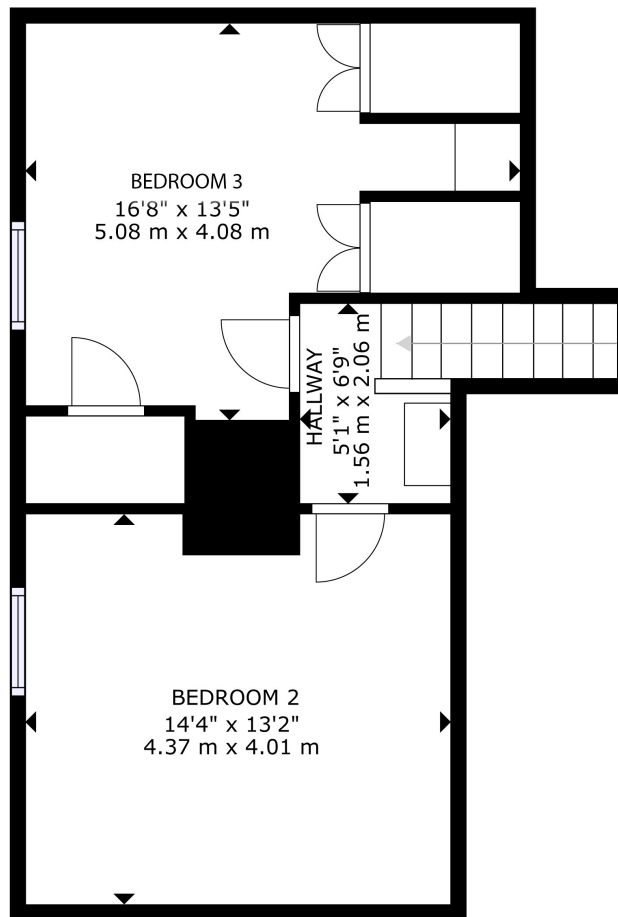




GROUND FLOOR

GROSS INTERNAL AREA  
FLOOR 1: 892 sq ft, 82.89 m<sup>2</sup>; FLOOR 2: 461 sq ft, 42.8 m<sup>2</sup>  
TOTAL: 1353 sq ft, 125.69 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





SECOND FLOOR

GROSS INTERNAL AREA  
FLOOR 1: 892 sq ft, 82.89 m<sup>2</sup>; FLOOR 2: 461 sq ft, 42.8 m<sup>2</sup>  
TOTAL: 1353 sq ft, 125.69 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**Matters of Title:** The property is sold subject to all existing easement 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 easement rights and others.

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

**EPC Rating:** F.

**Services:** Woodhead is serviced by mains electricity, and mains water. There is oil fired central heating and single and double glazed windows. Drainage is to a septic tank. A sewage treatment plant will need to be installed to abide by the regulation that came into force on the 1st January 2020 regarding septic tanks.

**Sporting Rights:** Included in the sale insofar as they are owned by the Seller.

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

**Offers:** The property is offered for sale by Private Treaty. Offers should be submitted to the Selling Agents. All genuinely interested parties are advised to note their interest with the Selling Agents immediately after inspection.

**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. The house is in Council Tax Band C.

**Solicitors:** Jude Keir, Bendles Solicitors, Carlisle.

**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://facebook.com/cdrural) and Instagram on [@cdrural](https://instagram.com/cdrural).

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