



Four bedroom detached family home  
for sale

14 Briar Lea Court, Longtown, CA6 5YS

# Property Details

14 Briar Lea Court, Longtown, CA6 5YS

## Guide Price

£225,000

## Description

A spacious four bedroom detached family home situated on a quiet cul-de-sac on the outskirts of Longtown with garage, gardens and driveway.

## Selling Agents

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





## KEY FEATURES

- Four bedroom detached family home
- Bright, open living/dining room with patio doors to rear garden
- Master bedroom with en-suite shower room
- Large driveway and integrated garage
- Oil central heating
- No chain and vacant possession
- Situated on a quiet cul-de-sac within easy reach of local amenities

Four bedroom, detached family home with generous rooms throughout, large driveway, single garage and well maintained front and rear gardens situated in a pleasant cul-de-sac in Longtown, Cumbria.

The property is offered for sale with vacant possession and no chain in a quiet location whilst having the benefit of local amenities within easy walking distance.

## Location

Situated on the River Esk, Longtown benefits from town centre facilities to include primary school, doctors surgery, chemist, a variety of independent shops, supermarket, fuel station, hotel/pubs/ takeaways and a cash machine. Longtown is situated on the A7, due North of Carlisle and M6 and is within close reach of major rail and road networks.



## The Accommodation

The front door opens to a spacious hallway with stairs leading to the first floor, incorporating under the stair storage. There is a large, bright living space with electric fire and ample room for dining. At the back of the room are traditional double French doors which open to the rear patio and garden which has been well maintained and looked after.

The kitchen is complete with good, quality floor and wall units with plenty of storage, integrated electric oven and hob, 1.5 bowl stainless steel drainer sink with mixer tap and built-in cupboard which houses the oil boiler. There is also a door for quick access to the side of the house.

Upstairs there are four generous sized bedrooms with the master being en-suite complete with w.c, white hand basin and shower cubicle with electric shower. The second largest bedroom benefits from built-in wardrobes.



## The Accommodation

The family bathroom is at the top of the stairs complete with step-in shower cubicle with mains shower, bath, white hand basin and w.c.

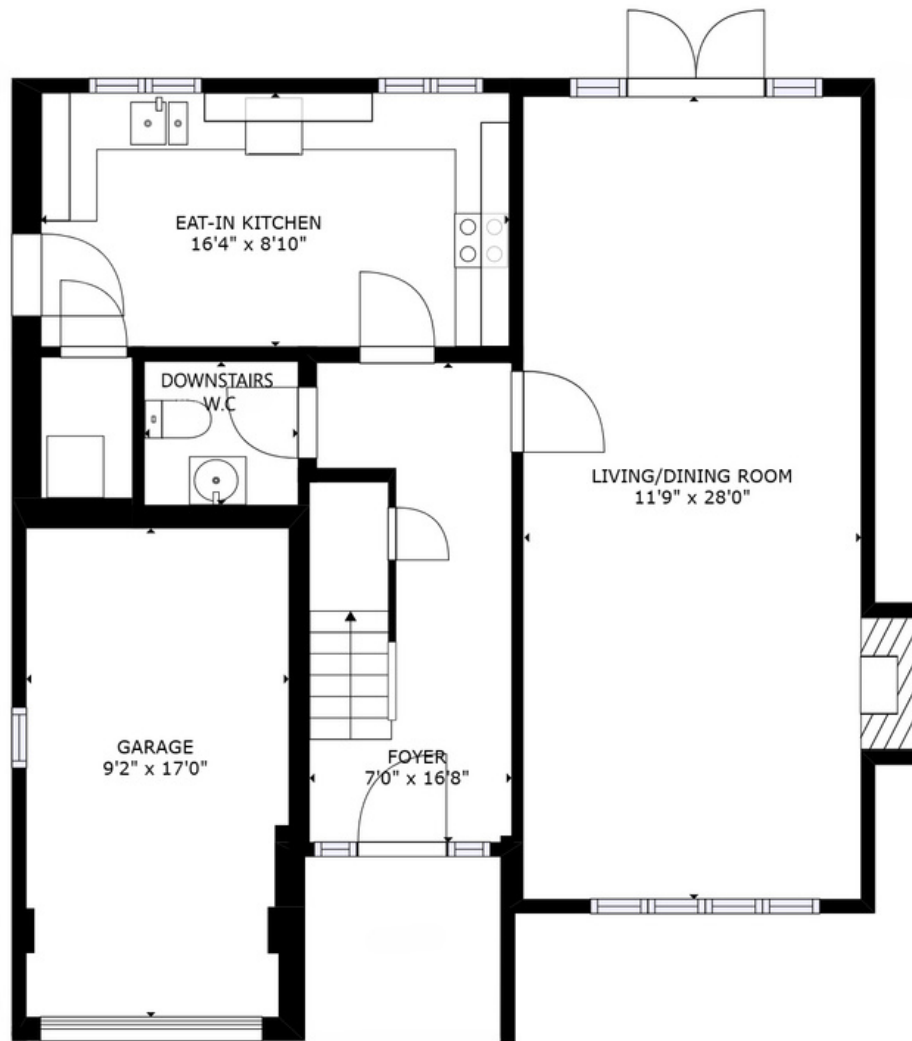
Outside to the front of the property is a large driveway which could comfortably fit up to four vehicles. There is also a very useful, integrated garage which would make excellent storage space or additional parking. There is access to the back of the property from either side of the house which welcomes a lovely, private rear garden and patio.





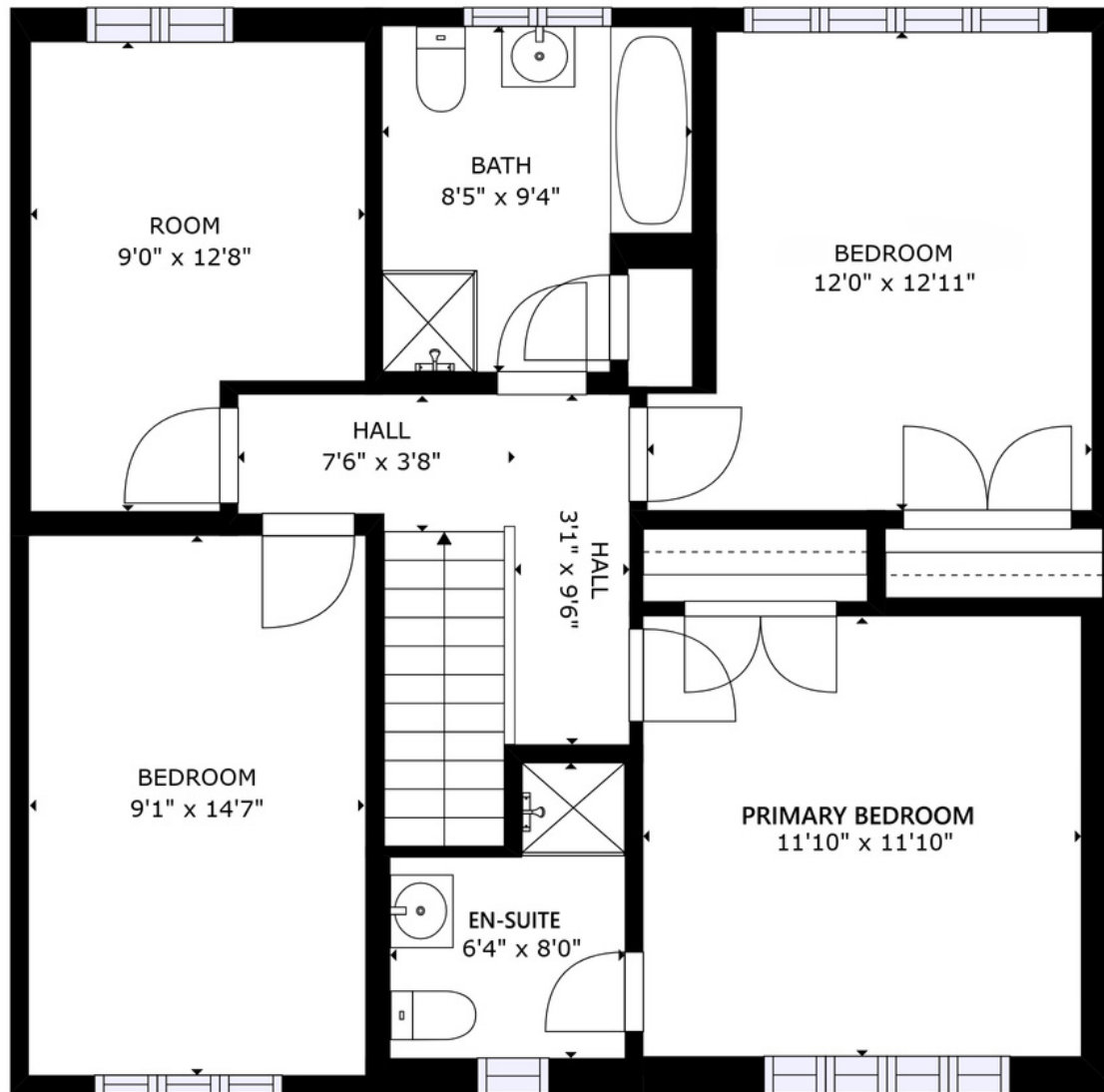






GROSS INTERNAL AREA  
FLOOR 1: 665 sq. ft, FLOOR 2: 798 sq. ft  
EXCLUDED AREAS: , GARAGE: 153 sq. ft  
PATIO: 787 sq. ft, PORCH: 44 sq. ft  
TOTAL: 1463 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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FLOOR 2



**Tenure and Possession:** Freehold with vacant possession.

**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:** D

**Council Tax:** D

**Services:** 14 Briar Lea Court is served by mains water, mains electricity, mains drainage. Oil central heating.

**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:** 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. All offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds.

**Local Authority:** Carlisle City 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](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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