



Four bedroom semi-detached home with charming and characterful features, ample parking, garden and scope for further development

Waverley House, Westlinton, Carlisle, CA6 6AW

Property Details

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Guide Price

£375,000

Description

A charming and characterful four bedroom property which has been tastefully decorated and upgraded situated in a rural setting with stunning views of the Cumbrian countryside.

Selling Agents

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





KEY FEATURES

- Four bedroom upside-down home with characterful features
- Tastefully decorated and modernised
- Spacious shed with scope for development subject to planning consents
- Cosy living room with multi-fuel stove and door to balcony
- Oil central heating
- Private garden with lawn, patio and a variety of flowers and bedding
- Extensive driveway for parking
- Situated in a rural setting close to local amenities

Location

Westlinton, Longtown, is a picturesque village located in the heart of Cumbria, England. Nestled amidst the beautiful countryside, Westlinton offers a tranquil and idyllic setting for residents and visitors alike. The area is renowned for its natural beauty, with rolling hills, lush green fields, and charming country lanes perfect for leisurely walks. Despite its peaceful ambiance, Westlinton remains accessible, situated close to the A7 road, providing convenient links to nearby towns like Carlisle and Longtown. Additionally, the village benefits from good transport links, with regular bus services connecting it to surrounding areas. Whether you're seeking a peaceful retreat or looking to explore the stunning landscapes of Cumbria, Westlinton's delightful location and accessible transport links make it a charming destination.



Waverley House is a unique, four bedroom semi-detached property nestled in a rural setting with stunning views of the Cumbrian countryside. The upside-down home has been beautifully renovated over the years, with four spacious bedrooms on the ground floor and flexible living accommodation on the first floor.

The Accommodation

At the entrance of the property is a cosy porch with traditional slate roof and tiled flooring, perfect for storing those muddy boots after a walk through the countryside. The front door opens to a spacious hallway with access to the family bathroom and four bedrooms. The family bathroom is an excellent size and comprises a shower cubicle with mains shower, bath, WC and wash hand basin with vanity unit. There are four generous sized bedrooms in total, all with high quality laminate flooring. One of the bedrooms has a recently renovated en-suite shower-room with the second bedroom having a large utility room off with built-in wardrobe which has potential to be upgraded to a second en-suite bathroom.



The Accommodation

Upstairs the living areas are charming and characterful with exposed beams throughout. The living room features a magnificent multi-fuel stove in the corner set on stone with slate background, two modern, wall mounted radiators, matching grey carpet and white uPVC external door with triple glazing to a wooden balcony which overlooks the countryside and benefits from South facing sun.

There is a separate dining room off the living room, which has been tastefully decorated.

The kitchen, fitted with Karndean flooring, is bespoke, specifically made to fit around the exposed beams incorporating several integrated appliances including built under double oven and induction hob and overhead extractor fan, dishwasher, fridge, freezer and a range of fitted cream wall and base units. A luxury 1.5 bowl drainer sink with mixer tap looks onto the rear garden. A small breakfast bar provides morning eatery.



The Accommodation

Outside there is ample parking for several cars on a loose stone driveway with additional space available under the balcony. Outside of the porch the floor has been paved with a path leading to the shed/boiler house. The hidden garden is accessed through the shed.

The shed lends itself to development subject to the necessary planning consents however now it is currently being used as storage and an external utility room with plumbing, oil boiler and additional units.

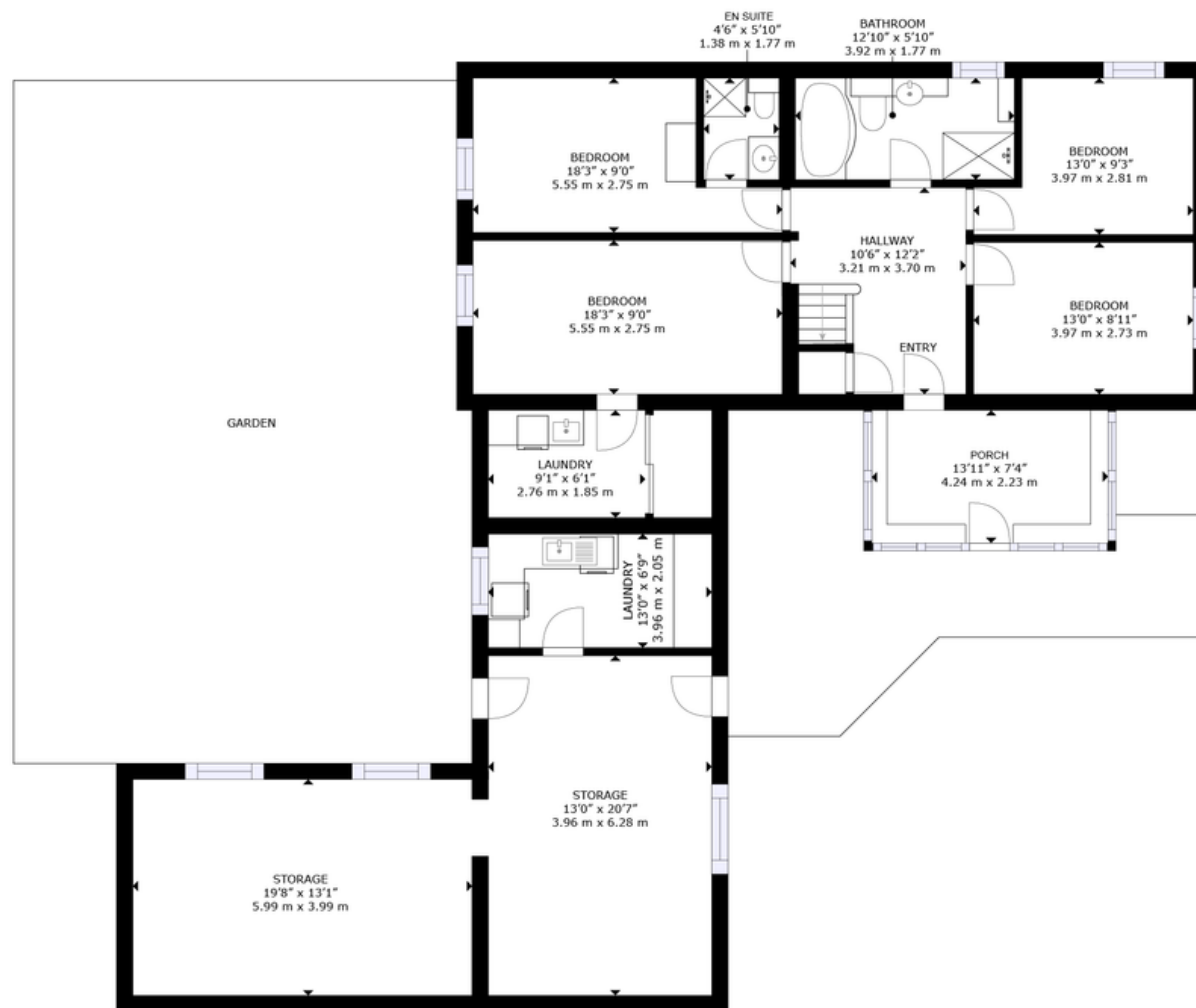
The garden has been respectfully maintained with an array of beautiful flowers and shrubbery, capturing the sun for the best part of the day.





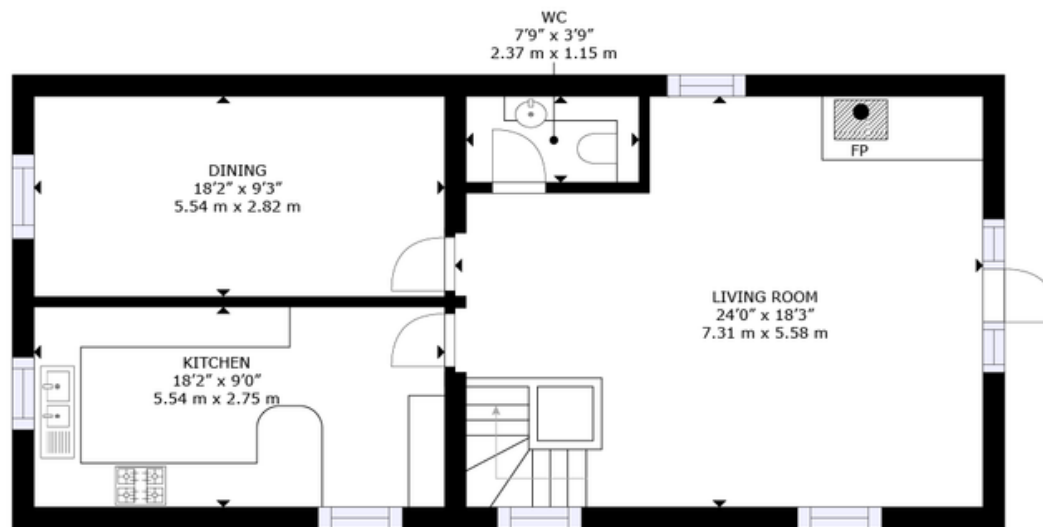






GROSS INTERNAL AREA
 1ST FLOOR: 1645 sq. ft, 153 m² , 2ND FLOOR: 783 sq. ft, 73 m²
 TOTAL: 2,428 sq. ft, 226 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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Tenure: Freehold

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: E

Council Tax: Band D

Services: Waverley House is served by mains water, mains electricity, septic tank and oil central heating. The septic tank is not compliant with general binding regulations and this will fall on 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: 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: Cumberland Council

Solicitors: Wragg Mark Bell, 21 Castle St, Carlisle CA3 8SY (01228 510077)

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

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