



**Hayward
Tod**

Grade II Listed 6 Bed Town House & 1 Bed Coach House | 1 Eden Mount | Stanwix | Carlisle | CA3 9LZ
£695,000





A magnificent early Victorian Grade II listed townhouse and self contained studio annex. Prominent location atop Stanwix bank, within walking distance of the city centre, a superb range of local amenities and parkland. Retaining a wealth of original features including a fabulous cantilever stone staircase. Off-street parking, garage and garden.

Entrance hallway and stairs | sitting room | library | ground floor shower and W.C. | utility kitchen | open plan kitchen dining living | dining room | four room cellar | bedroom one with large en-suite and dressing room | bedroom two with Jack and Jill bathroom | bedroom three with en-suite shower | first floor drawing room | bedroom four | second floor bedroom five and six | second floor shower room and W.C. | Coach House Annex with ground floor shower room and open plan studio living kitchen bedroom | garage | private walled garden and patio | off-street parking for two cars | EPC pending | Council tax bands A (Coach House) & E (Main House)

APPROXIMATE MILEAGES

City centre 0.5 | M6 motorway 2 | Penrith - North Lake District 22 | Newcastle International Airport 56

WHY EDEN MOUNT? Perfectly positioned at the top of Stanwix bank above the River Eden and within walking distance of a superb range of amenities including Stanwix Primary School, shops, bars and public transport as well as the city centre, the property is ideally situated for busy family life. Rickerby Park and the river are a short walk away and for access to the wider region the M6 and A69 are reached within a few minutes drive. There are a host of local amenities on the doorstep and for those looking to enjoy city living there is no better location.

ACCOMMODATION A grand Victorian residence which benefits from a large dual aspect frontage and sits behind lawns and a wall from the roadside. Fluted ionic columns



flank the front door, which leads in to a wide entrance hallway with stone flagged floor housing the stairs at the far end. Either side of the hallway there are two reception rooms, one a dual aspect living space with large stove and the other currently utilised as a library. This room has also been previously used as an additional ground floor bedroom and the facility exists to reconnect it to the ground floor shower room and W.C. adjacent to it should it be required. There is a large utility room with washing and cooking facilities which can act as a back kitchen if desired. The main kitchen is a generous open plan space with a four oven gas fired AGA and dining and living areas. From the rear of the space there are glazed doors to the courtyard area of the gardens and a large triple aspect living space with bi-fold doors to the garden and a stove within a sandstone surround. The stairs to the first floor return on themselves on a half landing with picture window. At the rear of the property is a dual aspect double bedroom with large four piece en-suite and dressing room. The family bathroom with both bath and shower is Jack-and-Jill to the second double bedroom. Bedroom three, another generous double also has an en-suite shower. The fourth bedroom to the rear is also another good size double. The centrepiece of this floor however is the magnificent dual aspect drawing room with feature fireplace. The second floor, accessed from the landing via a proper staircase houses two further bedrooms with dormer windows, a shower room and separate W.C. making the second floor an ideal teenage hideaway or guest accommodation. The main house was fully re-roofed in 2012 and the private road upon which the property sits was resurfaced in 2017. The property has all mains services connected and has a combination of single and secondary glazing on account of its listed buildings status.

COACH HOUSE To the rear of the property the former coach house has been converted to provide self contained accommodation. An entrance lobby and shower room occupy the ground floor with stairs leading to the first floor where the space has been kept open plan and provides an



ample bedroom area and open plan living kitchen where there is also an additional mezzanine sleeping platform. The space could be used to generate rental income or as additional accommodation for the main house if required. It would also make a fabulous home office space, gym or games room.

OUTSIDE The property has lawns which wrap around the front and side, where there is also a gravelled off-street parking area. To the rear of the property is a secure and private walled garden with lawn and patio. Accessed from a lane at the rear is a garage occupying the remainder of the ground floor of the coach house.

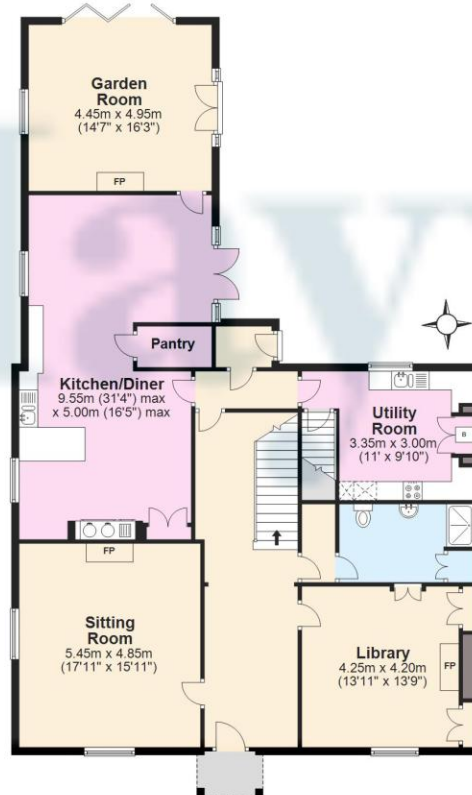
In short, it is rare to find a period home of this size and quality so close to the city centre. The added potential and versatility of the coach house further adds to the opportunity on offer. Having been carefully and thoughtfully maintained and improved under its current ownership, 1 Eden Mount is ready to be enjoyed by the new owners.







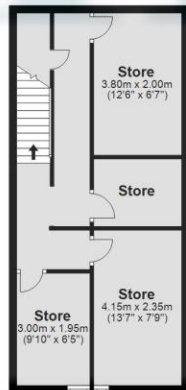
Ground Floor
Approx. 170.8 sq. metres (1838.1 sq. feet)



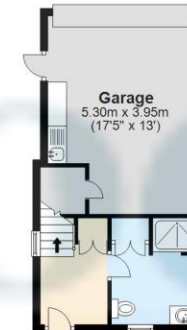
First Floor
Approx. 168.1 sq. metres (1809.6 sq. feet)



Basement
Approx. 42.1 sq. metres (452.6 sq. feet)



Coach House GF
Approx. 34.1 sq. metres (366.9 sq. feet)



Coach House FF
Approx. 33.0 sq. metres (355.1 sq. feet)



Total area: approx. 497.2 sq. metres (5351.7 sq. feet)

Contact

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Agents note

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are

approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.