



A beautiful 3 bedroom terraced cottage on a quiet side street in the border town of Longtown.

20 Bank Street, Longtown, CA6 5PS

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Property Details

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Guide Price - £275,000

The property is deceptively spacious with three double bedrooms, one with ensuite shower and two large reception rooms.

The property sits in a quiet location with a beautiful enclosed rear garden. Ample on street parking available.

Selling Agent

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







KEY FEATURES

- 3 Bedroom Cottage
- Deceptively Spacious
- Modern Kitchen
- Tastefully decorated throughout
- Fabulous River Views
- Large terraced garden
- Summerhouse with power
- Separate access from the street to garden



The entrance hallway/dining room provides excellent entertaining space and features a stone fireplace with wood burning stove. The living areas of the property are open plan, with a fabulous country style kitchen with large range cooker, bespoke shaker grey cabinetry wall and floor units along with pantry style cupboards. An original feature brick stone wall adds extra character to the room and Velux windows provide plenty of natural light. Integrated appliances include dishwasher, washing machine and fridge freezer. A sliding partition door between the kitchen and lounge divides the two living spaces.

The property has been extended to the rear, creating a large living room with sliding doors out to the garden and a patio area providing the most fabulous views down to the river Esk.

The lounge has bespoke built in cupboards and shelving either side of the fireplace with wood burner. Panelling on the walls creates further character with a hidden door leading up to the third bedroom, which has fantastic views over the garden. There is also access to a loft area.



A hallway from the entrance living area leads to two double bedrooms, one with garden views and the other to the front of the property which also benefits from an ensuite shower. There is a good-sized modern family bathroom with freestanding bath, toilet and sink.



Externally there is an idyllic terraced garden which features lawn and mature planting along with stone walls and a path leading down to a large summerhouse which is currently as a gym, with power.

There is decking round the summerhouse ideal for outdoor dining. Outdoor lighting features throughout the garden. A brand new booster boiler has recently been installed outside.











Ground Floor

Approx. 96.7 sq. metres (1040.7 sq. feet)



Total area: approx. 128.9 sq. metres (1387.8 sq. feet)

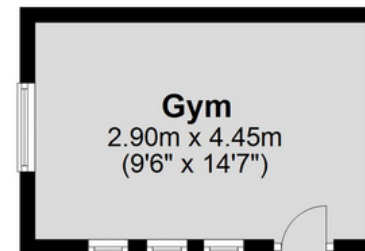
First Floor

Approx. 19.3 sq. metres (208.2 sq. feet)



Outbuilding

Approx. 12.9 sq. metres (138.9 sq. feet)



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 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

Services: 20 Bank Street is served by mains water, mains electricity, Oil fired central heating and multi-fuel stove.

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.

Broadband: Fibre is available in Longtown.

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 City Council, Civic Centre, Rickergate, Carlisle CA3 8QG. Tel: 01228 817200. The house is in Council Tax Band A.

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

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