



THE BEECHES, TARRABY, NEAR CARLISLE


SMITHSGORE

THE BEECHES, TARRABY, NEAR CARLISLE

A handsome Grade II Listed Georgian detached house within a small conservation hamlet, ideally placed for Carlisle and the M6.

Mileages

Carlisle 2 miles • Penrith 25 miles • Hexham 36 miles •
Edinburgh 98 miles • Dumfries 33 miles

SITUATION

Tarraby is a small and little known hamlet located two miles north east of the city centre and designated as a conservation area. Nearby is the Wildlife Trust's Gosling Syke Farm where temporary pools are being formed to create wet meadows. A public footpath leads from Tarraby through some of the farm's fields. Carlisle itself provides a broad range of shopping, educational and recreational facilities and is dominated by the castle and cathedral. For the commuter the M6, A69, A7 and A595 provide links throughout the region, complemented by the West Coast mainline railway and the Carlisle/Settle route. International airports at Newcastle and Edinburgh provide further communications with the rest of the country. Many of the region's attractions are within a short drive including Hadrian's Wall, the Lake District, Kielder Water, Northumberland National Park and the North Pennines Area of Outstanding National Beauty. Beyond can be found the delights of North Yorkshire, Northumberland and the Scottish Borders.

THE PROPERTY

The Beeches is an imposing Grade II Listed Georgian house providing excellent family accommodation of typical



proportions. Many original features remain and it enjoys an air of grandeur from a bygone era. There are two/three reception rooms along with a dining kitchen and five bedrooms, two of which have en-suite facilities. The gardens are both useful and manageable and there is an attached oak framed double carport with tiled roof which has direct access to the property. A number of the rooms enjoy a dual aspect and there is gas fired central heating throughout, combining modern comforts with the character of the original.

HISTORICAL NOTE

The property is Grade II Listed.

ACCOMMODATION

A panelled entrance doorway with Georgian fanlight leads to an impressive entrance hall with Amtico flooring throughout and stairs leading off to the first floor with storage cupboard under. There is also a useful boot room/cloak room with coat hanging facilities and shelving. The sitting room is a bright, dual aspect room with small paned sash windows, coving to ceiling, picture rail and dado rail. There is a tall carved wooden fireplace with inset living flame gas fire and raised marble hearth. The dining room is of similar proportions with matching features and shuttered windows to the front elevation along with a cast period-style fireplace, feature gas fire and servery. At the rear of the property is a study or ideal playroom with two doorways leading outside, Velux rooflights and book/display shelving.

An inner hallway has a part glazed doorway leading to the small rear courtyard along with a useful boiler room housing the gas fired central heating boiler, and a cloakroom/WC. The dining kitchen is fitted with a range of handcrafted units with contoured working surfaces and porcelain sink. There is a two oven range style cooker with a six burner hob unit and warming plate along with a microwave oven. Beyond is a spacious utility room with quarry tiled flooring and Belfast sink along with excellent storage facilities and ample space for appliances. There is also a side entrance doorway leading from the car port along with a further doorway to a useful workshop/store having external doorways to either hand.

A return staircase with half landing, lit by an arched Georgian window, leads up to a spacious landing. The master bedroom to the front of the property is an excellent double room with two sliding sash front-facing windows and a modern en-suite shower room/WC. To the opposite end of the house is a guest room, again being dual aspect and having an en-suite shower/WC. Off the main landing are two further single bedrooms one of which is utilised as a dressing room and fitted with a range of wardrobe units and shelving.

A secondary landing with airing cupboard leads to the fifth bedroom with dual aspect having a built-in wardrobe unit and cast iron fireplace. Adjoining is an excellent family bathroom/WC with whirlpool bath, a large shower cubicle and a feature central archway along with windows to two sides.

EXTERNALLY

The property is set back behind a principally lawned front garden with double opening wrought iron gates set on to pillars leading over a block paved pathway up to the front entrance.

There are established borders surrounding, hedgerows and dwarf stone walling surmounted by wrought iron railings. The grassed verge to the east of the property has been maintained by the current and previous owners for many years although it does not legally form part of the title.

Electric gates lead to a driveway/turning apron providing access to a double carport with steps leading up to a laid lawn enclosed by hedgerows and having useful garden and storage sheds to one corner.

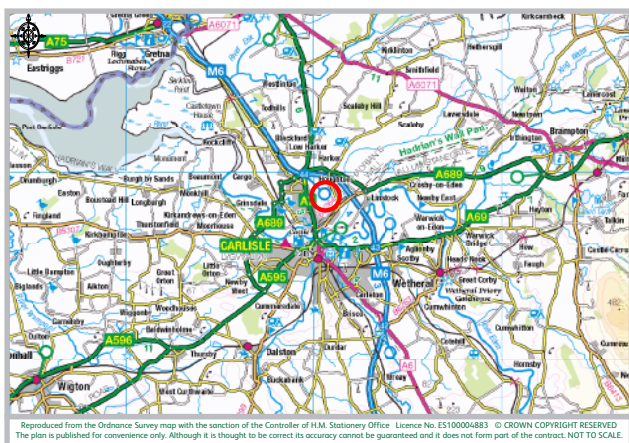
GENERAL INFORMATION

LOCAL INFORMATION

The property is Grade II Listed.

SERVICES

Mains gas, electricity and water are connected to the property, central heating is gas fired. Drainage is to a septic tank.



RIGHTS OF WAY, EASEMENTS & WAYLEAVES

The unadopted lane which leads up to the property has prescriptive pedestrian and vehicular rights of access and whilst no formal maintenance arrangements are in place the upkeep has been undertaken by the various users.

LOCAL AUTHORITY

Carlisle City Council, Civic Centre Carlisle, Cumbria, CA3 8QG.
01228 817200

POST CODE

CA3 0JS

DIRECTIONS

From the centre of Carlisle follow signs for the A7 bearing right in Stanwix (at the traffic lights) onto the B6264 and proceed out past the university. On reaching the Near Boot public house turn left signposted Scaleby/Houghton and immediately left onto Tarraby Lane. Follow the road down into the hamlet and round to the left where the gable end of the property will be found directly ahead.

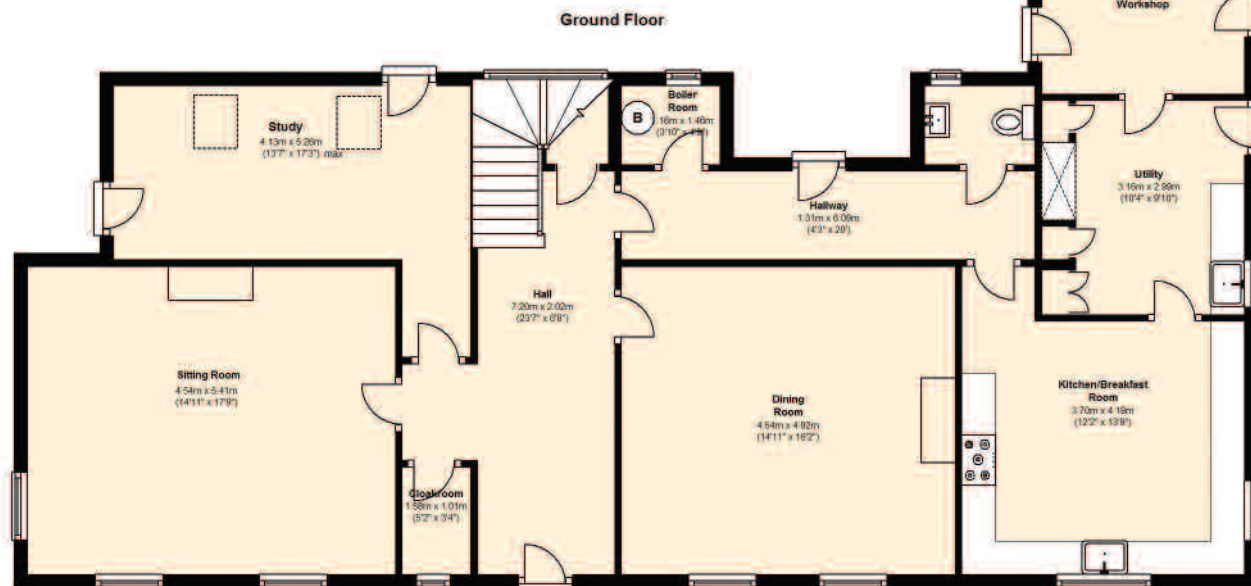
VIEWING

Strictly by appointment with Smiths Gore.
64 Warwick Road, Carlisle, Cumbria, CA1 1DR
t 01228 546400

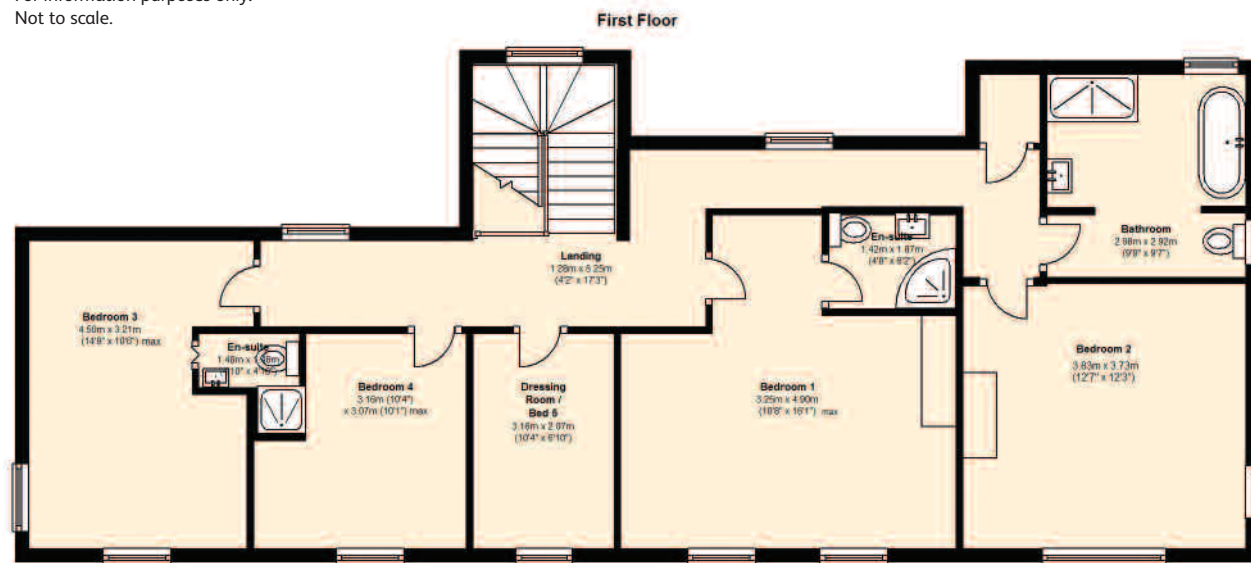
DATE OF INFORMATION

Particulars prepared – April 2015
Photographs taken – April 2015

The Beeches, Tarraby



For information purposes only.
Not to scale.





IMPORTANT NOTICE

Any photographs and information are for illustration and guidance purposes only and should not be relied upon as an illustration of the state of the property or otherwise.

Items shown in photographs should be considered as not being part of the sale of the property unless specifically stated otherwise, or negotiated direct with the seller.

The measurements provided are for guidance purposes only; measurements should be verified by a prospective buyer before proceeding with any purchase, or incurring any costs. Services and appliances have not, and will not, be tested by us.

A prospective buyer should obtain independent legal and other professional advice concerning the property and all and every issue relating to the transfer of the legal title in the property to him or her.

We will not be responsible for any verbal statement made by any member of staff or any losses that result from such a statement. If you require an opinion regarding an issue relating to the property, please contact us and we will provide this where possible.





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