



A beautiful 4 bedroom property in a peaceful location with fabulous views.

6 Cannon field, Roadhead, Carlisle CA6 6NB

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Property Details

6 Cannon Field, Roadhead, Carlisle, CA6 6NB

Guide Price - £325,000

6 Cannon field is a fantastic, spacious property, in the village of Roadhead. The property is surrounded by fabulous views and a great community.

The property also benefits from an integrated garage with electrically operated door.

Selling Agent

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





KEY FEATURES

- 4 Bedroom property
- Tastefully decorated
- Large open plan kitchen, dining, living space
- Gardens front and rear
- Fabulous Views of the surrounding landscape
- Ample Parking on private driveway
- Dedicated downstairs office space
- Multi-fuel stove







Roadhead is a peaceful rural village set in a beautiful location, just south of the Northumberland national park. With Kershope forrest only a short drive away and Hadrians wall close by its a fantastic location for people who enjoy the countryside.

The market town of Brampton is only 10 miles away and Carlisle 30 minutes drive.

Directions - The property is located in the centre of Roadhead village and can be located by either using the post code or What.3.words by using the phrase `///bashful.outbound.refutes`



A large porch welcomes you into the property with ample space for your coats and boots. When you step into the hall you get a view straight down into the kitchen, past the dedicated office space. This office is fantastic for those working at home as you get fabulous views of the fields and to the front of the property.

The Large Kitchen offers plenty of storage and worktop space as well as views into the garden. This generous open plan room flows into the living room which boasts a log burning stove as a focal point but also a patio door giving access to the garden on a summers day.

The dining room is a focal point of the house. It is glazed on 3 sides and presents a fantastic view of the fells and Kershope forrest in the distance. High ceilings give the room a sense of space and light.





Upstairs the property has a well lit, spacious landing. There are three large double bedrooms and smaller room, currently used as a gym that would equally work as a bedroom. The master bedroom benefits from a large en-suite bathroom with shower, built in vanity unit and floor to ceiling tiles.



The remaining 2 double bedrooms offer fantastic views and plenty of space.

The main family bathroom feels boutique with a raised, free standing bath, offering somewhere to relax and appreciate the views. A separate shower and built in vanity unit also feature in the main bathroom.

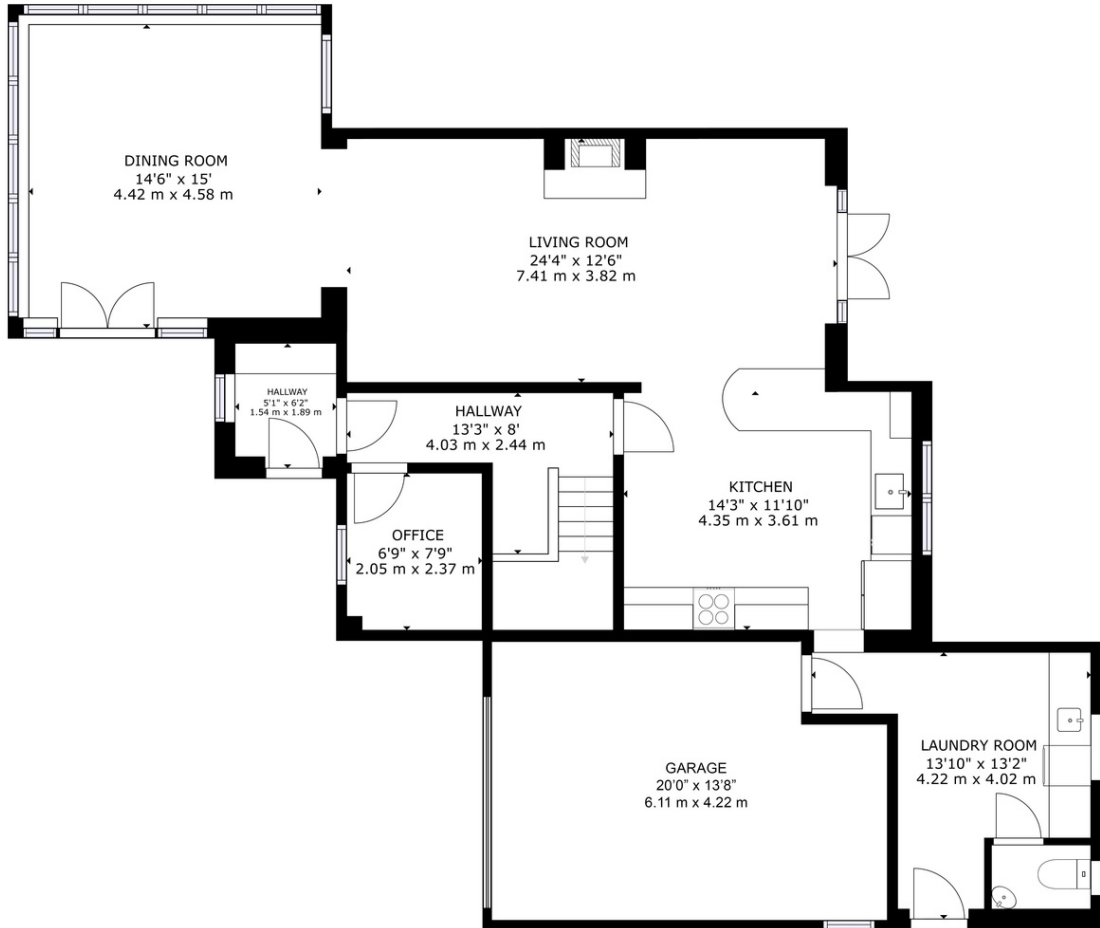




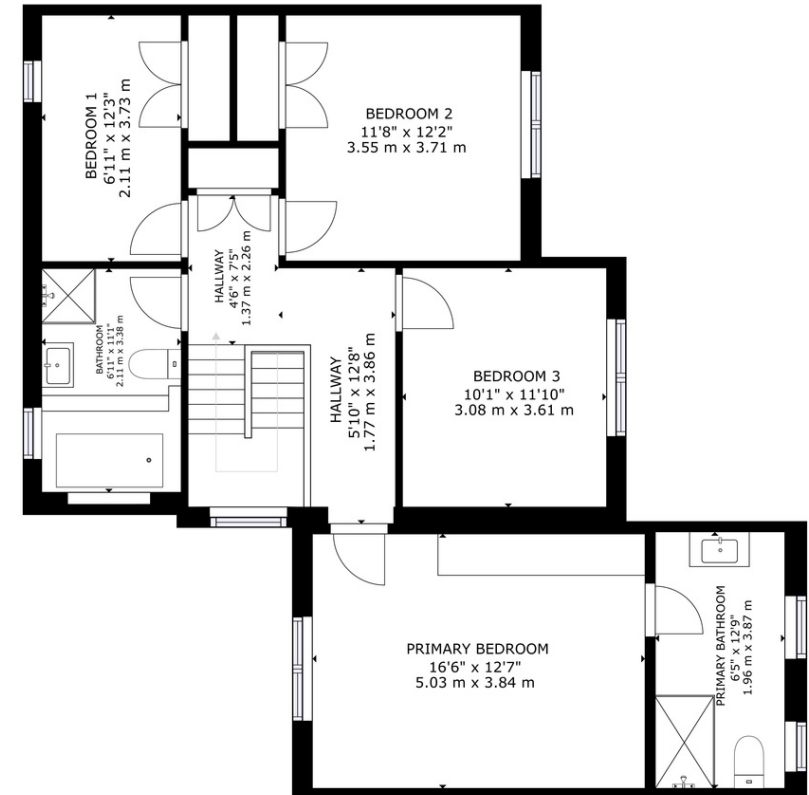
Outside the property you will find Gardens to the front and the rear, with fantastic views of the surrounding fields and countryside to choose from.

The sun rises at the rear of the property and sets onto the front giving the opportunity to enjoy both parts of the property at different times of the day. There is also a covered area for shelter if required.





FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 1080 sq ft, 100.29 m², FLOOR 2: 982 sq ft, 91.24 m²
 TOTAL: 2062 sq ft, 191.53 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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: 6 Cannon field is served by mains water, mains electricity, Oil central heating and multi-fuel stove. Waste is serviced by a shared treatment plant.

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.

Local Authority: Carlisle City Council, Civic Centre, Carlisle, CA3 8QG. The house is in Council Tax Band D

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.

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. office@cdrural.co.uk



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