



A fantastic 2 bedroom bungalow with countryside views

4 Dale View, Laversdale, CA6 4PR

www.cdrural.co.uk | T: 01228 792 299 | E: office@cdrural.co.uk

Property Details

4 Dale View, Laversdale, CA6 4PR

Guide Price - £210,000

4 Dale View is a fantastic, spacious, 2 bedroom bungalow set in a corner plot with generous garden and fantastic views of the garden and surrounding countryside.

Selling Agent

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





KEY FEATURES

- 2 double bedrooms
- Fantastic views of Carrock fell and countryside
- Ample off street parking with detached garage
- Spacious living room with attached sunroom
- Perfect first time buyer property / investment
- Local primary schools, shops and pubs close by







Laversdale is a peaceful village located a short drive from the city of Carlisle.

This area has a fantastic community feel with a local village hall, local primary school and a selection of pubs and cafe in the nearby market town of Brampton.

Enjoying the outdoors is easy, with plenty of walks to enjoy, including the Hadrians wall path which is located close by.

Transport links are fantastic as train stations are available in both Carlisle and Brampton plus east access to the M6 motorway and A69 to Newcastle.



The property benefits from a spacious living room with a large windows, an attached conservatory, and patio doors. A multifuel stove offers a nice centrepiece as well as providing the heating for the property.

The kitchen is generous, with integrated hob and oven plus space for a fridge freezer plus washing machine or dishwasher. The dining room is located to the side of the kitchen through an archway and has plenty of space for a large dining table. This could also be merged into a large, open plan, kitchen dining room by removing the wall.

A rear door gives direct access directly into the garden for alfresco dining.



4 Dale view offers 2 double bedrooms. Both rooms are spacious and light.

A well fitted family bathroom features floor to ceiling tiles, built in bath and overhead shower.

The loft is accessed from the hall offering additional storage space if required plus 2 large storage cupboards are also located in the hall offering good storage, and somewhere for coats and boots.





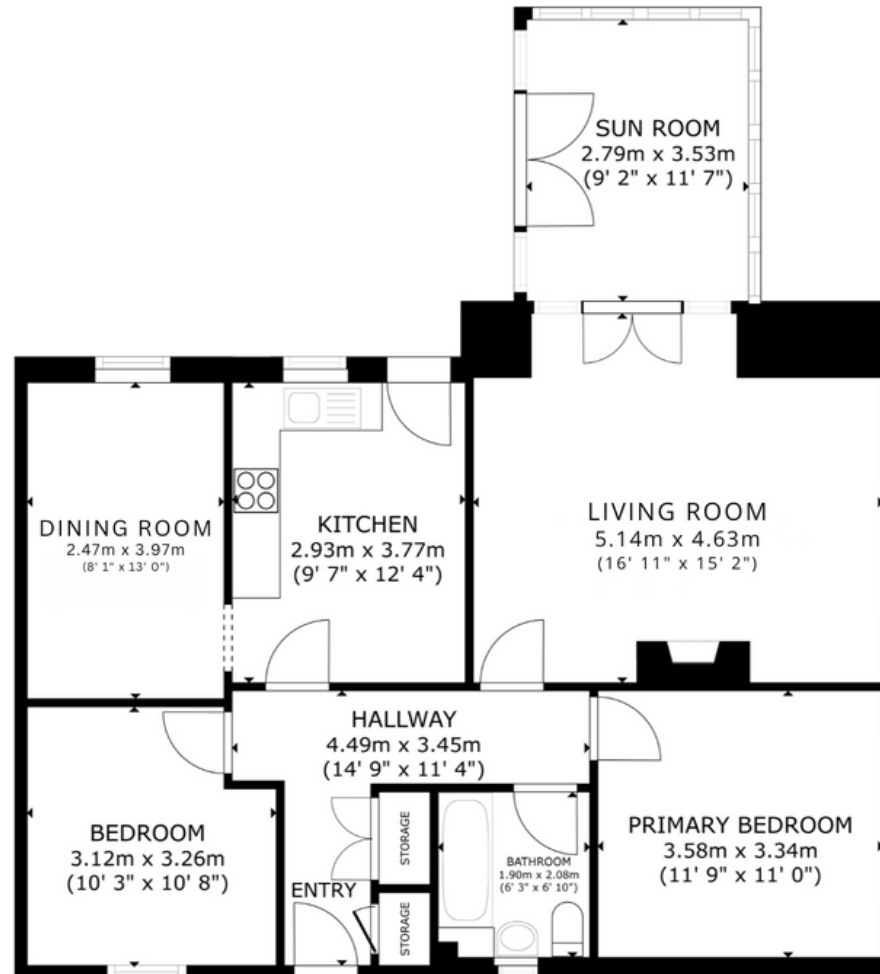
This property has plenty to offer outside. Situated in a quiet corner plot, the garden wraps around the property, offering plenty of space. The garden features a large lawn, mature plants, space to grow vegetables and an elevated seating area with gravel base. From here you have fantastic views across to the fells.

The Garage had had a new door fitted recently plus a rear access door, making it a useful space to store garden accessories.

A glazed garden shed is also being provided with the property for additional space.







FLOOR PLAN

GROSS INTERNAL AREA
 FLOOR PLAN 81.1 m² (873 sq.ft.)
 EXCLUDED AREAS : SUN ROOM 9.8 m² (106 sq.ft.)
 TOTAL : 81.1 m² (873 sq.ft.)
 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: 4 Dale View is served by mains water, mains electricity, and mains sewer. Heating is powered from the multifuel 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.

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: Cumberland Council, 111 Botchergate, Carlisle CA1 1RZ. The house is in Council Tax Band C.

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



Lakeside Townfoot Longtown
Carlisle CA6 5LY

www.cdrural.co.uk

T: 01228 792 299 | E: office@cdrural.co.uk

Important Notice C & D Rural for themselves and for the Vendors/Lessors of this property, give you notice that:-

- The mention of any appliances and or services within these particulars does not imply that they are in full and efficient working order.
- The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given having taken all reasonable steps to avoid misleading or committing an offence. Nonetheless, such statements do not constitute any warranty or representation by the Vendor and are accurate only to the best of the present information and belief of the Vendor.
- No person in the employment of C & D Rural has any authority to make or give any representation or warranty whatsoever in relation to this property nor is any such representation or warranty given whether by C & D Rural or the Vendors/Lessors of this property.