



Two bedroom, modern terraced house with off-street parking and garden

11 The Forge, Gilsland, CA8 7TF



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Guide Price £190,000

## Description

Modern, fully furnished, two bedroom holiday accommodation situated in the idyllic and historic town of Gilsland.

## Selling Agents

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





## KEY FEATURES

- Two bedroom end-terraced new build currently used as holiday accommodation
- Modern decor with high quality fixtures and fittings
- Sold as seen including all the furniture, white goods and appliances
- Well established holiday let through Sykes Cottages with profitable annual income
- Ideal first time buyer opportunity
- Vacant possession with no chain
- Sufficient parking for two vehicles
- Rear patio and lawn

11 The Forge is a unique opportunity to acquire a well established holiday let situated in the heart of Gilsland. The property is offered for sale to include all of the fixtures, fittings and furniture, ready for an investor to continue with holiday bookings if they desire. The property has done well over the past few years with an average net income of £7000 per annum after costs. The property would also suit first time buyers searching for a turn-key condition home.

## Situation

The nearby village of Gilsland provides a primary school, cafe and pub. The market town of Brampton, where there is also a good secondary school and a wider range of amenities is just 10 miles to the west. The A69 is readily available allowing for access across to Newcastle and the North East as well as back towards the M6 motorway and down into the Lake District. The proximity of Hadrian's Wall and ancient Roman forts lends the property as an excellent choice for holiday accommodation.



## The Accommodation

The front door opens to an entrance vestibule with door through to the open-plan ground floor living area, and stairs to the first floor of the accommodation. The living room and kitchen is open plan partially separated by a wall to provide the kitchen with some privacy. The entire ground floor features lovely, bright tiles which naturally flow throughout. The living room boasts a large, L-shaped leather sofa, coffee table, wall mounted flat screen tv and tv unit. A circular breakfast table with four chairs fits comfortably between the kitchen and living area and there is a decent cupboard for storage.

The kitchen features sleek, light grey fitted wall and base units with dark grey stone worktops. Integrated appliances include fridge/freezer, built-in microwave, integrated electric oven with hob, overhead extractor fan and dishwasher. A lavish downstairs toilet lies just off the kitchen and double French doors provide immediate access to the rear patio and garden.



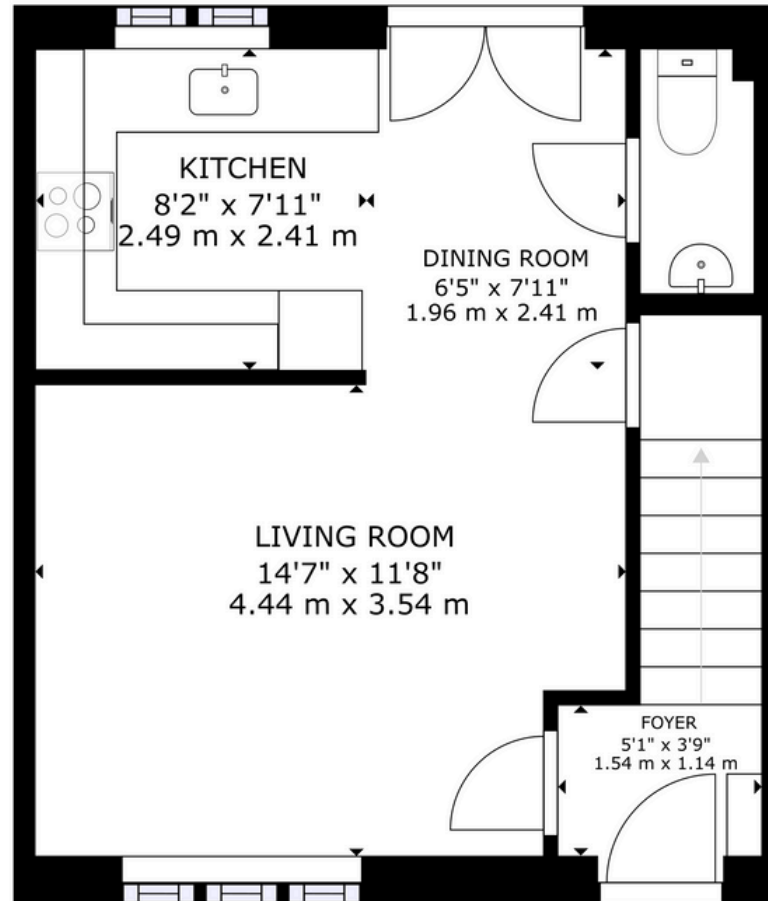
Upstairs there are two tastefully decorated double bedrooms featuring modern bedroom furniture including bedside units, chester drawers, bed frames and mattresses. The master bedroom benefits from an awesome feature where a flat screen tv is raised out of the bottom of the bed and the second bedroom includes a wall mounted flat screen. The family bathroom is completely tiled, featuring a white bath with mains, rainwater shower overhead, white hand basin, w.c and chrome towel rail.

Externally there is parking to the front of the accommodation and private patio and garden to the rear which over-looks a small paddock. Viewings are highly recommended to appreciate what this property has to offer.





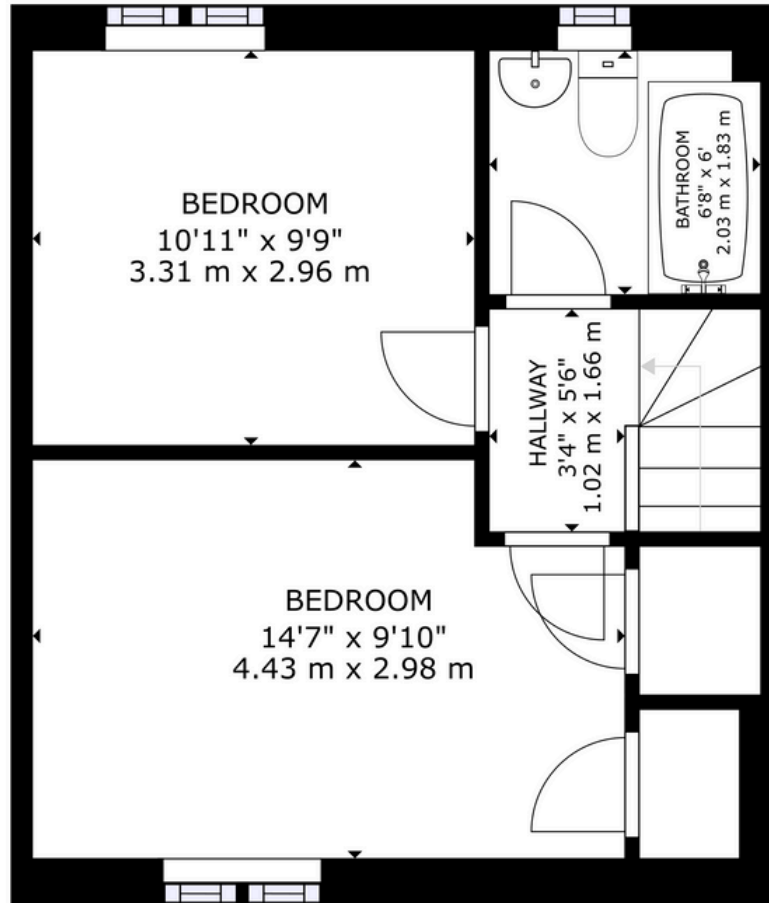




FLOOR 1

GROSS INTERNAL AREA  
 FLOOR 1: 355 sq ft, 33.02 m<sup>2</sup>, FLOOR2: 355 sq ft, 33.02 m<sup>2</sup>  
 TOTAL: 710 sq ft, 66.04 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1: 355 sq ft, 33.02 m<sup>2</sup>, FLOOR2: 355 sq ft, 33.02 m<sup>2</sup>  
TOTAL: 710 sq ft, 66.04 m<sup>2</sup>  
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 including the white goods. Sold as seen.

**EPC Rating:** C

**Services:** The property is served by mains water, mains electricity, mains drainage and electric heating.

**Broadband:** Superfast Fibre

**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, Civic Centre, Rickergate, Carlisle CA3 8QG. Tel: 01228 817200.

**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](http://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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