



A fantastic 3 bedroom semi-detached property with spacious garden
43 Lovers Lane, Longtown, CA6 5UN

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Property Details

43 Lovers Lane, Longtown, CA6 5UN

Guide Price - £115,000

43 Lovers Lane is a fantastic 3 bedroom semi-detached property with spacious mature garden and views over the surrounding fields.

Selling Agent

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





KEY FEATURES

- 3 spacious bedrooms
- Fantastic first time buyer or buy to let property
- Private driveway
- Generous outdoor space
- Expansive views over fields and countryside
- Peaceful location on the edge of town







Longtown, Cumbria, is a charming market town located in the picturesque county of Cumbria, England. Situated on the border between England and Scotland, Longtown offers a unique blend of countryside tranquility and cultural heritage. The area is surrounded by breathtaking landscapes, including the rolling hills of the Borders and the stunning Lake District National Park.

Accessibility to Longtown is excellent, with the town conveniently situated near the A7 road, which connects to major cities like Carlisle and Edinburgh. The nearby Carlisle railway station provides further transportation options, connecting Longtown to various destinations across the country.



The property benefits from a spacious living room with large windows. A gas fireplace offers a nice centrepiece as well as providing additional heating for the room.

The kitchen is a generous space, offering a feature chimney breast and views of the garden.

The room would benefit from modernisation, but there is ample space for storage cupboards and worktop space plus a family dining table. A side door offers access into the side passage with leads to a utility area and downstairs WC. The garden is also accessed from this area.

The front door gives access into the hallway where you will find a carpeted staircase and handy storage cupboard.



43 Lovers Lane offers 2 double bedrooms and 1 smaller room. The principle bedroom offers views of the garden and built in storage

A spacious family bathroom features wooden paneling, decorative tiles, built in bath and overhead shower.

The upstairs landing benefits from a generous storage cupboard and hatch to access to loft space.





The property has plenty to offer outside and has lots of space front and rear.

The rear of the property has a large garden area divided into lawn space, mature gardens and 2 generous garden sheds. A nice patio area offers a great space for alfresco dining.

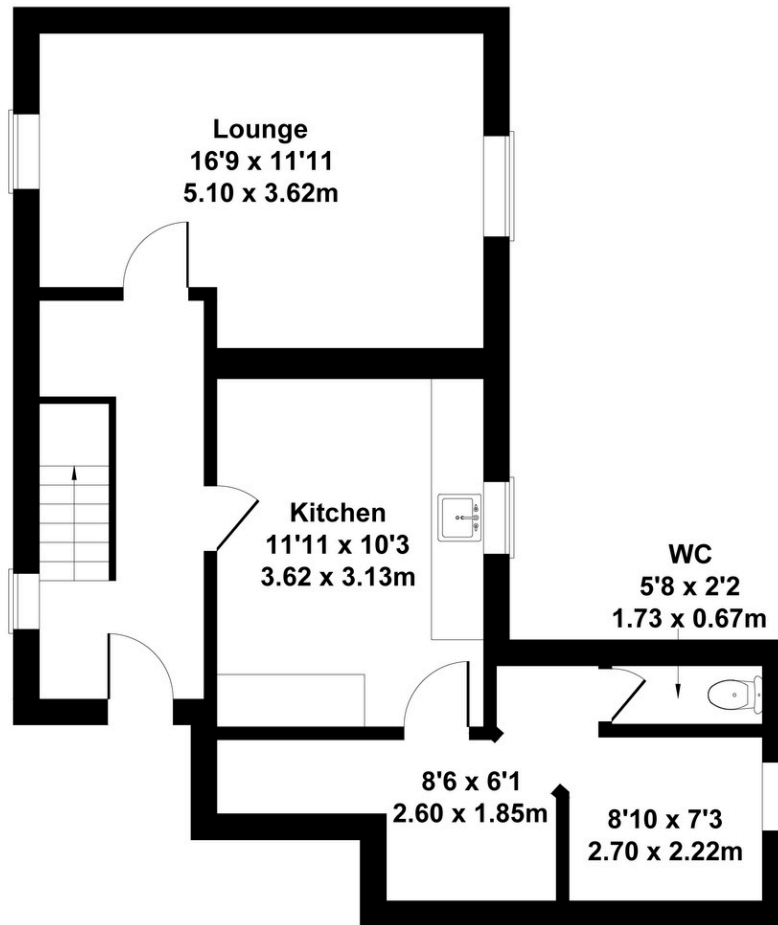
The front of the property benefits from a driveway plus gravel area and plants. This area could be easily adapted to provide a large driveway for several vehicles.



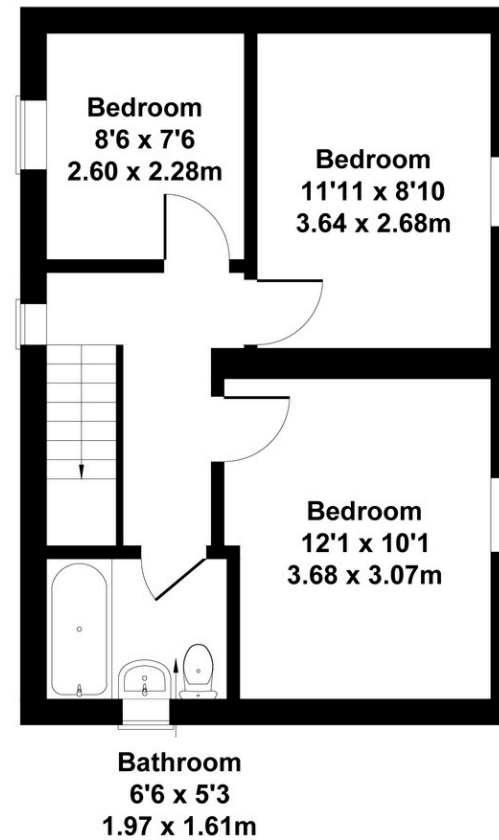


Lovers Lane

Approximate Gross Internal Area
990 sq ft - 92 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
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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: 43 Lovers Lane is served by mains water, mains electricity, and mains sewer. Heating is powered from electric radiators.

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 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](https://www.instagram.com/cdrural).

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