



A Spacious 4 bedroom detached property with generous garden

Dunkeld, Moorhouse Road, Carlisle CA2 7RL

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## Property Details

Dunkeld, Moorhouse Road, Carlisle, CA2 7RL

Guide Price - £475,000

Dunkeld is an historic, former hospital, which has been transformed into a spacious 4 bedroom family home with generous garden and panoramic views of the surrounding countryside.

## Selling Agent

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





## KEY FEATURES

- 4 double bedrooms
- 2 Reception Rooms plus office / play room
- Panoramic Views of surrounding countryside
- Generous Gardens mature trees
- Double Garage and lots of storage
- Private and quiet setting





Dunkeld is located on Moorhouse road, just 3 miles from Carlisle City Centre.

This area is surrounded by beautiful countryside and offers plenty of walks. There are plenty of local villages, such as Grinsdale, Beaumont & Kirkandrews on Eden plus many others offering award winning pubs and local butchers. A choice of local primary and secondary schools are located close by.

Transport links are fantastic with easy access to the new Bypass offering direct routes north and south of the city. Carlisle is also perfectly located for travel north and south, being located on both the M6 motorway and Main west coast train line. London is only 3.5 hours, Edinburgh only 1hr 15mins



The property benefits from a spacious living room with large windows. A Log burning stove offers a nice centrepiece as well as providing additional heating for the room. A patio door gives access onto the decking area outside. A raised platform to the rear of the room offers a dedicated dining room space as well as a serving hatch through to the kitchen.

A separate room sits off to the side, currently used as a TV room but would equally work as an office space or play room.

The kitchen features country style kitchen units and a Belfast sink. A Stanley cooker sits in an alcove to provide your cooking needs with a traditional, built in, storage unit to the side. A gas burning hob is also provided for ultimate flexibility plus under floor heating for added comfort.

A stable style door provides access into the garden and offers fantastic uninterrupted views.



All rooms throughout the property benefit from high ceilings giving a real sense of space and light and this continues down the hallway, where you will find 4 double bedrooms and a family bathroom.

The primary bedroom is light and spacious, featuring an ensuite, complete with under floor heating, spa bath, shower and heated towel rail.

The family bathroom is well fitted and boasts electric underfloor heating, shower and towel radiator.





At the end of the hall you will find a second living room with large window and separate access door.

A generous laundry room is also located here with plenty of storage, and an access door into the garden making it a perfect space for coats, boots and muddy paws. Access to the garage is also provided from this room.

The garage is a great space with double entrance doors, electric and Velux windows providing natural light. The pitched ceilings offer space to store items overhead and this space would easily make a fantastic workshop or home gym in addition to having space to store a car.





Dunkeld has plenty to offer outside, sitting in just over 0.7 acres. The gardens surround the property.

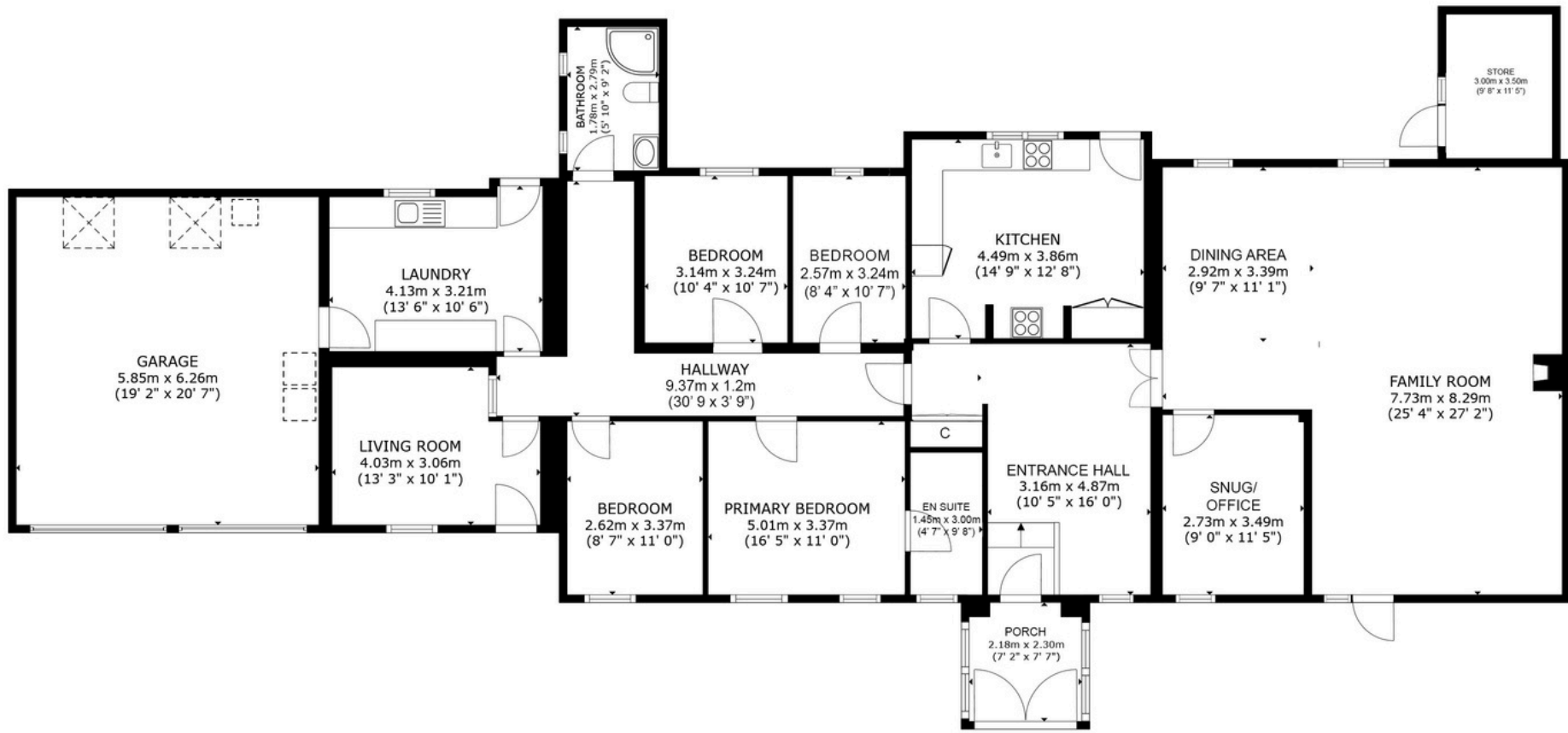
A shared track leads you up to the property with plenty of parking available. The gardens are blessed with beautiful mature trees and plants.

Stunning views are all around as the property is surrounded by fields and countryside.

A dedicated vegetable patch is allocated in the rear corner of the garden with an outside tap. A large concrete pad is also located here where a workshop stood previously. Electricity is available here so this space would be perfect to add a new workshop or garden room.







FLOOR PLAN

GROSS INTERNAL AREA  
 FLOOR PLAN 201.9 m<sup>2</sup> (2,173 sq.ft.)  
 EXCLUDED AREAS : GARAGE 37.2 m<sup>2</sup> (400 sq.ft.)  
 TOTAL : 201.9 m<sup>2</sup> (2,173 sq.ft.)

**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. Shared driveway but neighbouring properties have no access rights over Dunkeld. Private parking is available and plentiful.

**Fixtures and Fittings:** All standard fixtures and fittings are to be included in the sale.

**EPC Rating:** D

**Services:** Dunkeld is served by mains water, mains electricity, and a septic tank (shared with next door property, located in field next to property). Electric underfloor heating in kitchen & Ensuite. The property also benefits from a 4KW Solar system & battery backup. Mobile phone signal is good. Heating is provided by oil central heating. Broadband is currently provided by Plusnet. with an average advised speed of 20-30MB

**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](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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