



Three bedroom semi-detached house with large garden, workshop and planning consent to extend

7 Sleetbeck Road, Roadhead, CA6 6PA



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### Guide Price

£165,000

### Description

Three bedroom semi-detached airy house with front and rear garden, workshop and granted planning consent for side and front extension.

### Selling Agents

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









## KEY FEATURES

- Three bedroom semi-detached property with planning consent to extend
- Very well insulated throughout
- Solid fuel central heating and solar photovoltaic panels installed in 2015 with transferrable ownership
- Open plan living/dining room
- Planning granted for two storey front and side elevation extension (reference FUL23/0443)
- Driveway and front lawn
- Non-traditional construction
- Lovely, landscaped garden with amazing views of the Cumbrian countryside
- Situated on a pleasant residential street on the edge of Kershope Forest
- Driving distance to the beautiful Lake District, Kielder Reservoir and Hadrian's Wall



## Situation

Sleetbeck is a village in the Carlisle district of Cumbria, located about 13 miles north-east of the centre of Carlisle and 8 miles north of Brampton. Located in the catchment area for William Howard Secondary School in nearby Brampton with Bewcastle Primary School being just over 3 miles away, rated as good by Ofsted in 2023. Kershope forest is a very popular walking destination and you can pick up some pleasant country lanes and follow them east to Crosshill and Holmhead where you cross the Black Lyne and pass a waterfall.

## Directions

Travelling North from Carlisle to Longtown on the A7, turn right onto Netherby Street. Continue down this road for 6.3 miles and turn right onto the B6318. Drive for another 5.5 miles through Kershope Forest and then turn right onto Sleetbeck Road. The property is down the street on the left hand side.

What3words: ///fairy.finishers.hulk





An excellent three bedroom semi-detached house with planning permission for a two storey side elevation extension and front elevation extension benefiting from beautifully landscaped gardens, workshop, studio and amazing views of the Cumbria countryside. The property is of non-traditional construction situated on a pleasant street about 20/30 minutes from local amenities. Regardless of planning, 7 Sleetbeck Road is a desirable family home.



## The Accommodation

The property is accessed through double metal gates down a driveway with adjacent front garden laid with lawn. There are options to enter through the front door or through the side outhouse which provides access to the rear garden or kitchen. The outhouse currently benefits from a downstairs washroom, utility room and sun room area with sliding doors to the back garden. The kitchen is fitted with floor and wall units with a stainless steel drainer sink overlooking the front garden.





The plans propose an extended kitchen with more workspace and larger pantry cupboard. A spacious hallway with corner space for use as an office provides access to the living room and upstairs. The living room is the width of the house featuring an open fire (back boiler) and two large windows which look onto the rear garden and countryside.

Upstairs there are three good sized bedrooms with the largest benefiting from fitted wardrobes. The other rooms have plenty of storage with one room currently being utilised as a crafts room. The family bathroom is complete with a bath with electric shower over, vanity unit, white hand basin and W.C. There is a loft hatch on the landing for access to the attic where the solar inverter is located for the solar panel. The solar was installed in 2015 and ownership is transferrable. It currently pays back approximately £500/£600 per annum.





Externally there is plenty of off-street parking to the front of the house and driveway. There is a small garden at the front with gate and shared path bordered with a fence and hedges. The rear garden has been very well maintained and landscaped boasting a beautiful array of flowers, trees and trimmed hedges with a second lawn/drying green, garden shed (subject to negotiation), summerhouse (not included in the sale) and large, insulated workshop with electrical provisions, the perfect man cave. The garden enjoys pleasant views.



## Planning

For more details regarding the planning consent visit the Carlisle planning portal and use reference FUL23/0443. The proposed planning grants permission to demolish the existing side outhouse and erection for a two storey side extension and single storey front extension to provide a sunroom, utility, WC, enlarged kitchen and lobby on the ground floor with an additional master bedroom above. More details available on request. Planning granted on 19th September 2023.



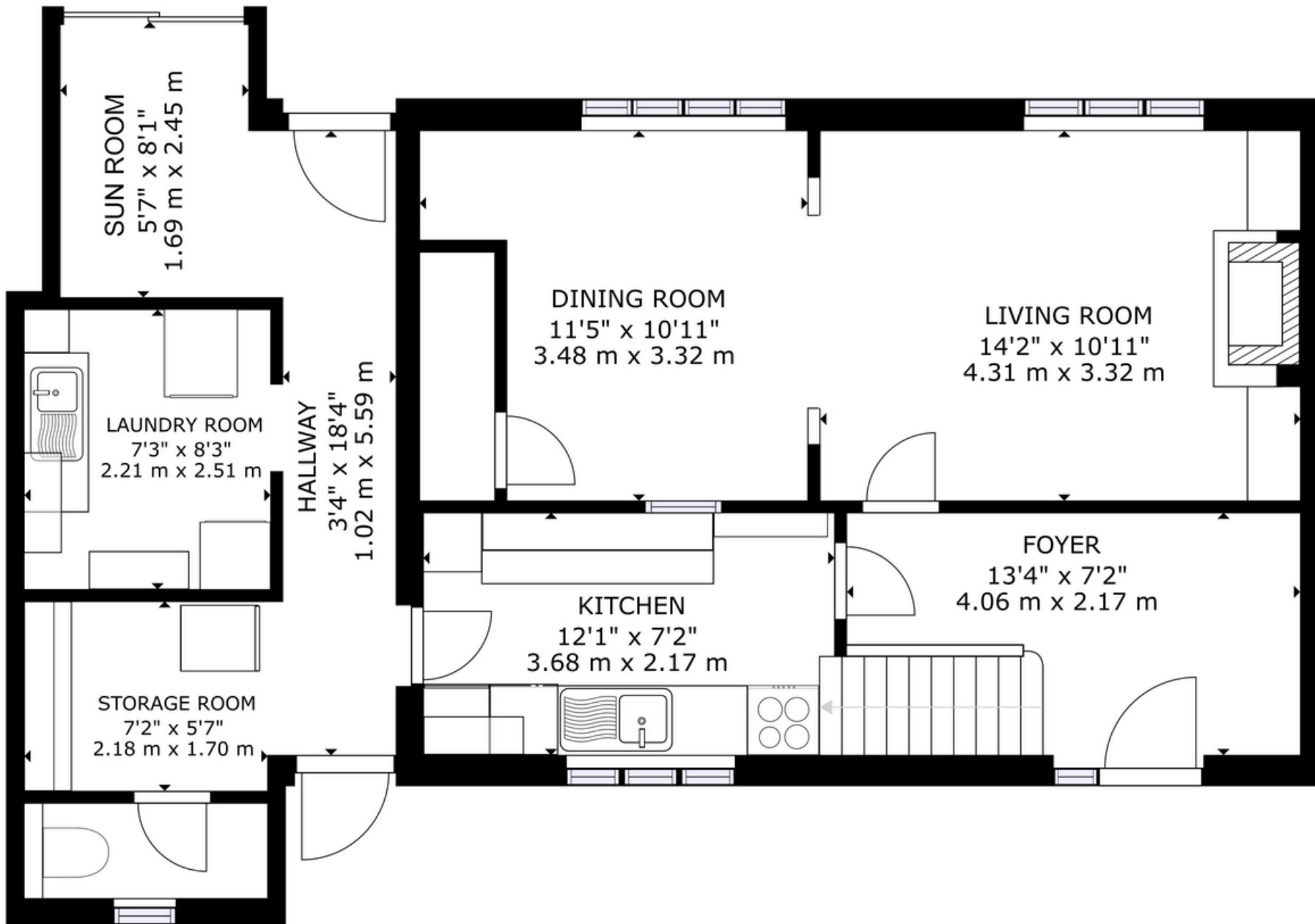




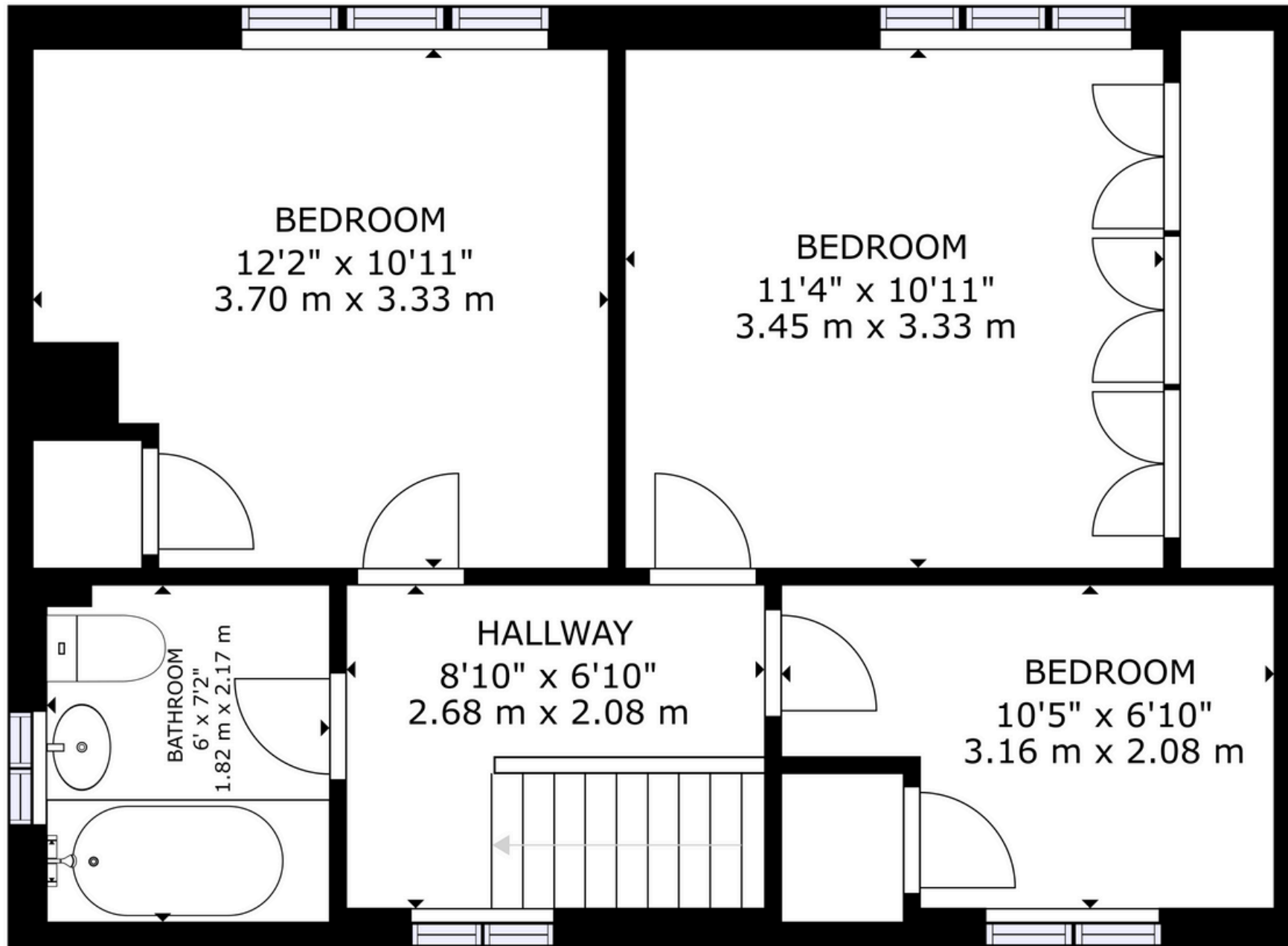








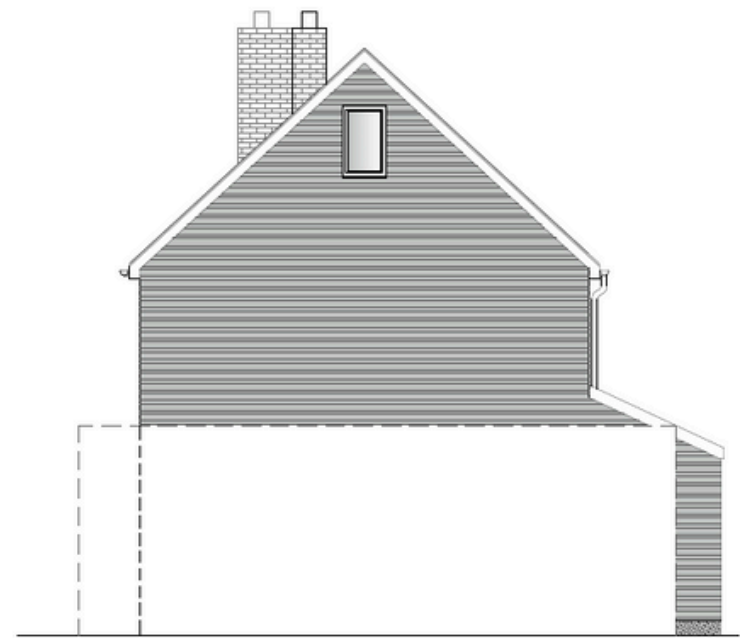




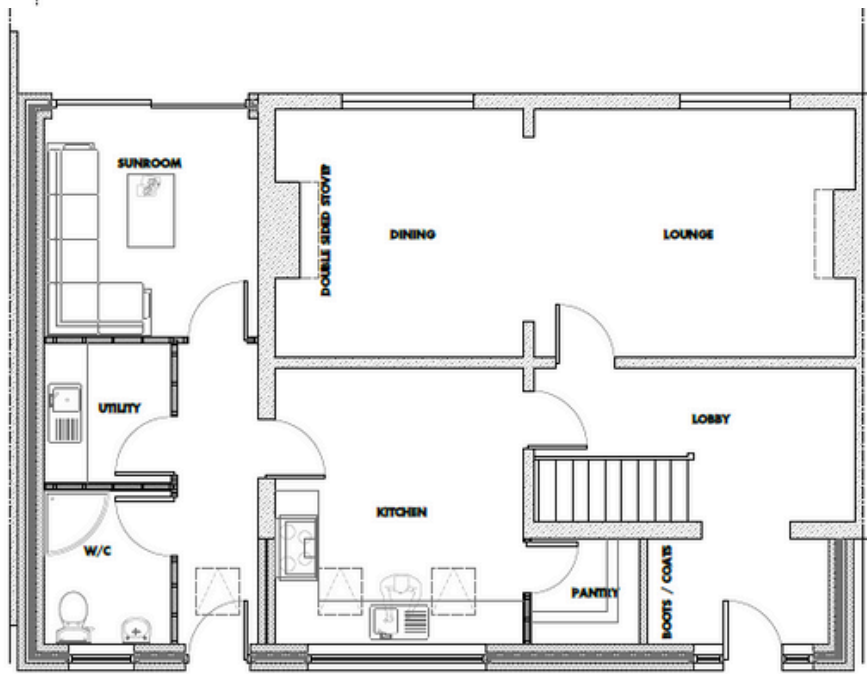




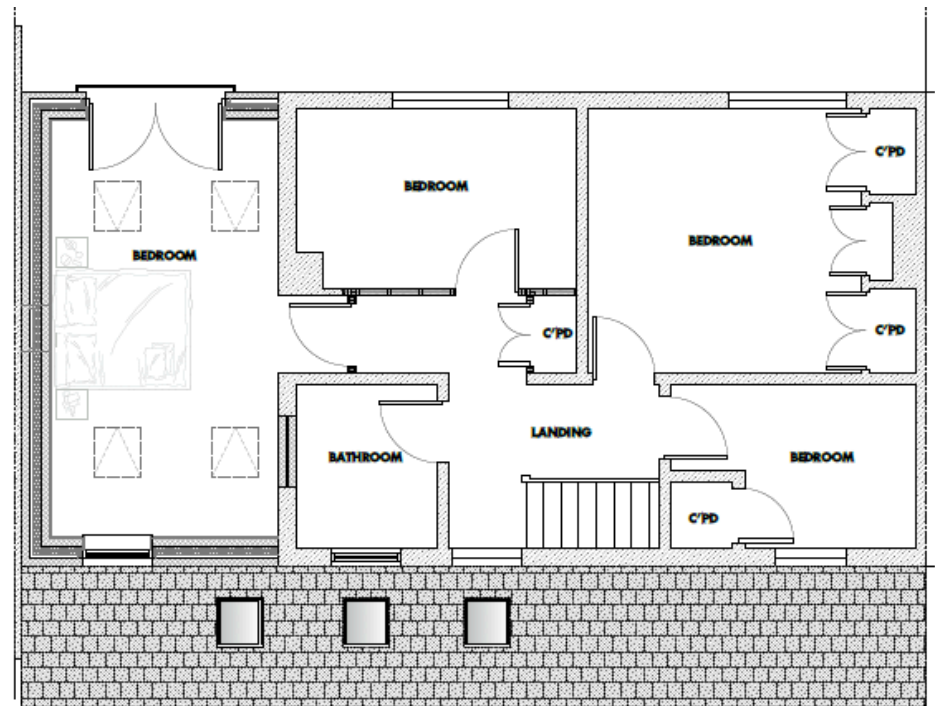
**PROPOSED FRONT ELEVATION** 1:50



**PROPOSED SIDE ELEVATION** 1:50



**PROPOSED GROUND FLOOR PLAN** 1:50



**PROPOSED FIRST FLOOR PLAN** 1:50



**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. The summerhouse is not included in the sale and the shed is open to negotiation.

**Planning:** Planning consent was granted in September 2023 for the demolition of the existing outhouse and erection of side and front extension under planning reference FUL23/0443.

**Construction Type:** The house is considered a non traditional build and therefore likely not to be mortgageable. Buyers should enquire with their lender before requesting a viewing.

**EPC Rating:** F

**Services:** The property is served by mains water, mains electricity, mains drainage and solid fuel central heating. Solar photovoltaic panels benefit from a feed-in tariff until 2040.

**Broadband:** Fibre Broadband is available

**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. The house is in Council Tax Band A.

**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://facebook.com/cdrural) and Instagram on @cdrural.

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