



The Stackyard
Burgh-by-Sands | Carlisle | Cumbria | CA5 6AQ

THE STACKYARD



The Stackyard is a Fantastic four-bedroom property in the historical village of Burgh By Sands. This property has undergone a full renovation and is set in a fantastic location, on the edge of the village, surrounded by beautiful Gardens.



ACCOMMODATION

A long sweeping driveway brings you onto a large parking area. A bright and spacious entrance hallway features newly fitted, high quality carpet which runs throughout the hallway and dining / living room. From the entrance hall you can access a downstairs WC and a generous storage cupboard for coats and shoes. The décor is neutral allowing you to add your own style throughout. Victorian styled radiators add a touch of class to the downstairs rooms.

The newly fitted kitchen is a modern / country style with brand new, integrated appliances including a dishwasher, oven, induction hob and stainless-steel extractor. A utility room is easily accessed offering additional storage space and worktop space, as well as access to the rear garden.

The spacious dining / living space is bright and open, offering 4 windows and a panoramic view of the gardens. A set of patio doors in the dining area offer access to the patio for alfresco dining. A Gas fireplace acts a nice focal point with decorate tile surround.

Upstairs features four generous bedrooms as well as a large storage cupboard for bedding and towels. The primary bedroom boasts a nicely fitted ensuite and views of the surrounding fields and trees. The family bathroom is also newly fitted, with a built-in bath and contemporary panelling to the walls.

























OUTSIDE

The Stackyard is set in a beautiful plot, measuring 1/3 of an acre. Set on the edge of the village, the property is set in a peaceful location and has mature trees to the rear and fields to the side. A sheltered area to the rear of the property features a large patio area, a greenhouse and a garden shed. A generous Double garage has an electric door and a sperate rear access door with a car port building at the rear, previously used to house a vintage tractor. The front of the property is fabulous mature gardens with bushes and hedges to provide shelter and privacy.

Location

Burgh by Sands, a picturesque village in Cumbria, England, offers a unique blend of historical charm and tranquil living. Nestled near the Solway Firth, only 6 miles outside of Carlisle, the village boasts stunning natural landscapes, perfect for outdoor enthusiasts and those seeking peace away from bustling city life. The village boasts a fantastic primary school, excellent transport network with bus routes and popular local pub. Burgh by sands offers easy access to the M6 motorway and Carlisle train station, located the main west coastline.









INFORMATION

Stackyard is served by mains electricity, water, Gas and sewage. Heating is provided by mains Gas central heating system. There is no broadband company acting as the provider, but broadband is available in the village, fibre to the cabinet. BT claim speeds up to 73MB

Tenure: Freehold.

EPC rating: C

Council Tax: F

Local Authority: Cumberland Council

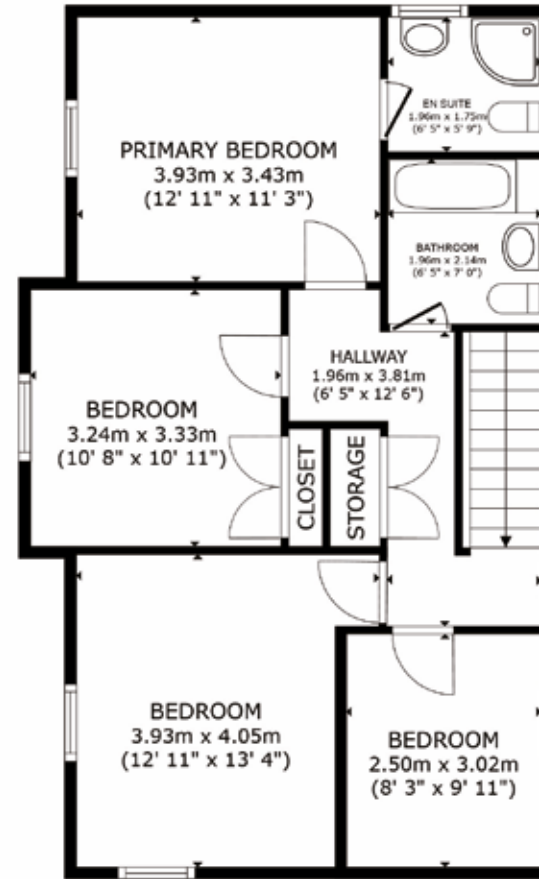
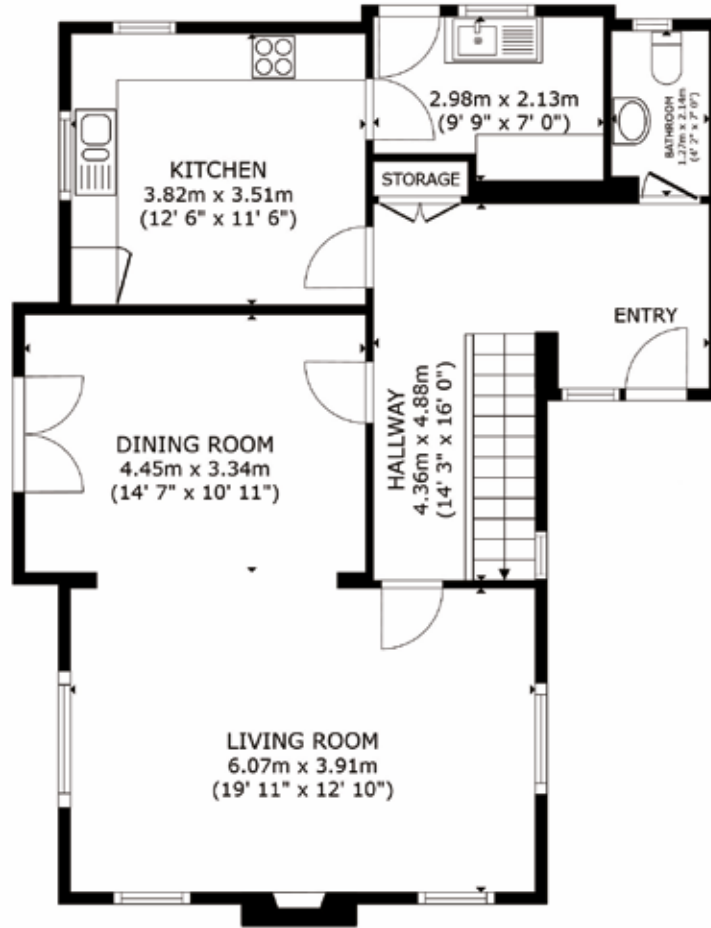
Viewings - Strictly by appointment with the sole selling agents, Fine & Country Cumbria. T: 01228 583109

Offers - All offers should be made to the offices of the sole selling agents, Fine & Country Cumbria by e-mail at cumbria@fineandcountry.com



Company No: 09714713

Registered Office Address: Lakeside, Townfoot, Longtown, Carlisle CA6 6LY. Trading As: Fine & Country North Cumbria.
copyright © 2024 Fine & Country Ltd.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROSS INTERNAL AREA
 FLOOR 1 80.0 m² (861 sq.ft.) FLOOR 2 68.3 m² (735 sq.ft.)
 TOTAL : 148.3 m² (1,596 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 19.07.2024





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

follow Fine & Country Cumbria on



Fine & Country Cumbria
50 Warwick Road, Carlisle CA1 1DN
01228 583109 | cumbria@fineandcountry.com

