



Two bedroom semi-detached home with integral garage and beautiful gardens

8 Old Road, Longtown, CA6 5TH

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8 Old Road, Longtown, CA6 5TH

### Guide Price

£195,000

### Description

Two bedroom semi-detached home with spacious accommodation, modern fittings, beautiful gardens and integral garage and driveway.

### Selling Agents

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





## KEY FEATURES

- Two bedroom semi-detached house with integral garage
- Spacious and versatile accommodation
- Modern kitchen with integrated appliances and large pantry cupboard
- Sun room, complete with proper slate roof and door to rear garden
- Generous lounge with space for dining and decorative stove
- Master bedroom complete with dressing room and en-suite shower room
- Integral garage with EV charger, water supply and power sockets
- Beautiful front and back gardens with privacy from neighbours
- Renovated 13 years ago and lovingly maintained since
- Situated in the convenient town of Longtown with excellent transport links

## Situation

Situated on Old Road close to the centre of Longtown. Longtown benefits from town centre facilities to include a primary school, doctors surgery, chemist, a variety of independent shops, supermarket, fuel station, hotel/pubs/takeaways and a cash machine. Longtown is situated on the A7, due North of Carlisle and M6 (J44). This is an ideal location for access to the local road network to include the A74M and the M6, together with the A75 from Gretna Westward into Dumfries and Galloway and for the A69 to the Northeast at Brampton.



8 Old Road is a modern and delightful, two bedroom semi-detached home benefitting from modern fixtures, spacious accommodation and beautiful gardens to the front and rear. This versatile home was completed renovated around 13 years ago and has been lovingly maintained since then.

### The Accommodation

The front door leads to the central hallway with doors leading to the rest of the accommodation including the family bathroom on the ground floor. Perfect for buyers looking for accommodation with accessibility adaptations. There is a spacious lounge with an excellent built-in cupboard, lovely dining area and double french doors which step into the private, sun room, with proper slate roof and double glazed windows, over-looking the gardens. The L-shaped kitchen includes space for white goods, integrated gas hob and built-in electric oven and grill.



The kitchen is complimented with white wall and base units, floor tiles and neutral decorated walls. There is additional space for dining in the kitchen and one of the largest pantry cupboards to be seen, perfect space for storing goods.

A useful utility room lies off the kitchen providing access to the garden and patio. There is additional plumbing for white goods, single bowl stainless steel drainer sink with mixer tap, and further floor and wall storage cupboards with the combi boiler being located in the corner.

Upstairs there are two excellent sized dormer bedrooms with the first bedroom benefitting from a built-in closet and the master bedroom complete with walk-in dressing room and modern en-suite shower room finished with tiled walls and floor, white hand basin, WC and walk-in mains shower with glass screen. Additional storage is available at the top of the stairs on the landing.



Externally there is parking available for several vehicles and an integral garage with an electric door and EV charger, water supply and ample sockets providing an excellent parking space or means for a workshop. The gardens are delightful, including a well maintained lawn to the front with a variety of plants, bordered with hedging and fencing.

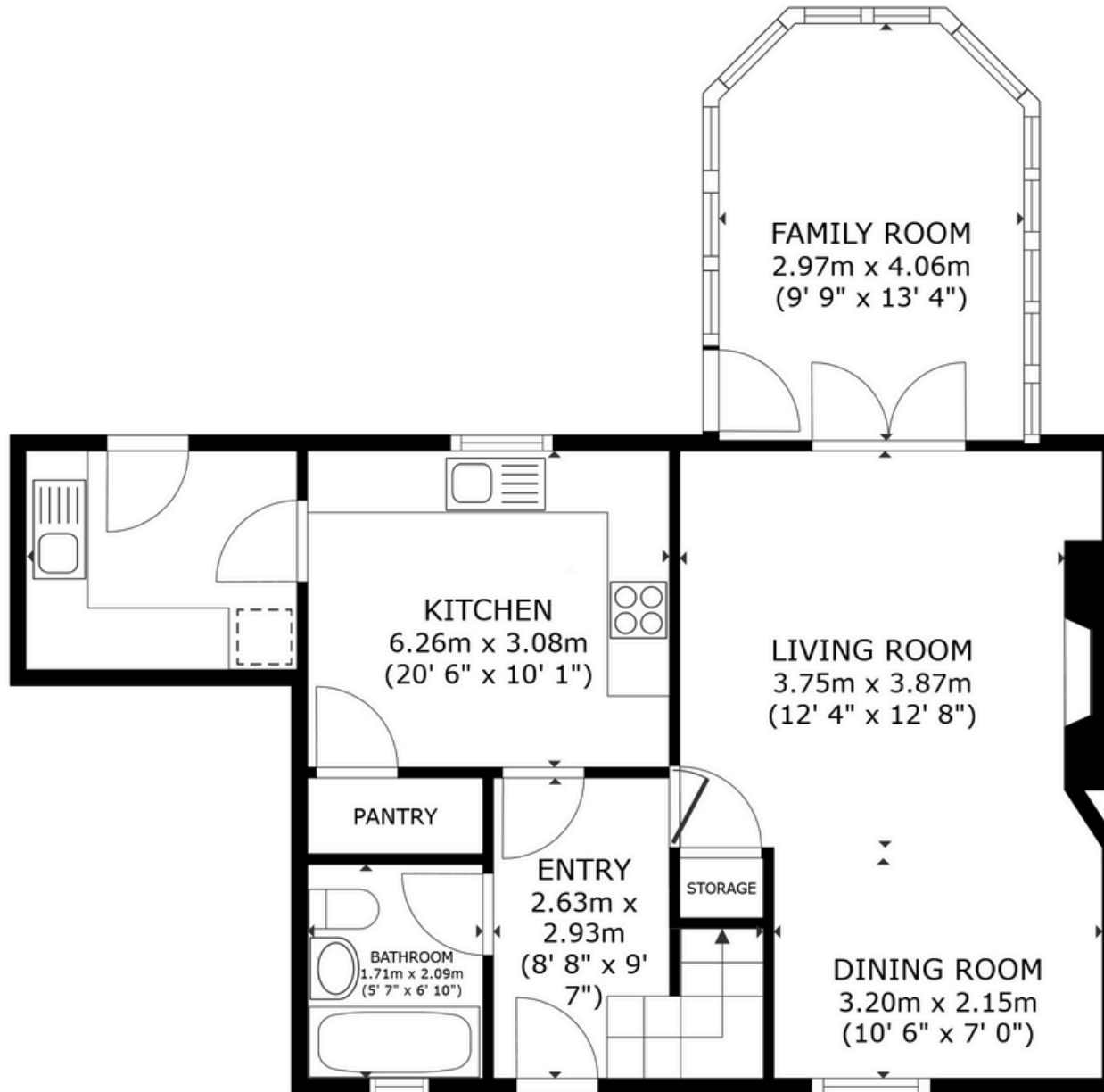
A path allows access to the back of the property where the gardens are even more magnificent, including a second central lawn with path around, log store, greenhouse, and plenty of privacy from the hedges, plants and fruit trees which surround.

8 Old Road is the perfect home for someone searching for a turn-key condition property, with spacious accommodation and therefore viewings are recommended to appreciate what this property has to offer.





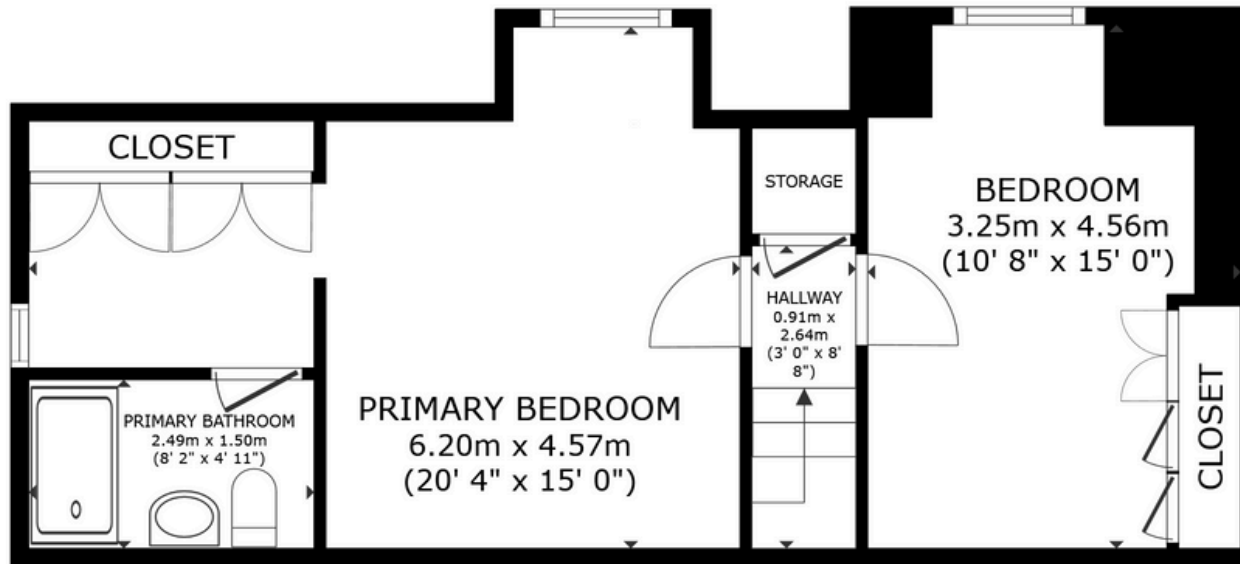




**FLOOR 1**

GROSS INTERNAL AREA  
 FLOOR 1 64.0 m<sup>2</sup> (689 sq.ft.) FLOOR 2 43.3 m<sup>2</sup> (466 sq.ft.)  
 TOTAL : 107.2 m<sup>2</sup> (1,154 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1 64.0 m<sup>2</sup> (689 sq.ft.) FLOOR 2 43.3 m<sup>2</sup> (466 sq.ft.)  
 TOTAL : 107.2 m<sup>2</sup> (1,154 sq.ft.)

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.

**EPC Rating:** D

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

**Broadband:** Cable

**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.

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

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