



Three bedroom semi-detached house with driveway,
garage and gardens

4 Esk Bank, Longtown, CA6 5PT

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Guide Price

£185,000

Description

Three bedroom semi-detached house with off-street parking and large gardens with views of the River Esk.

Selling Agents

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





KEY FEATURES

- Three bedroom traditional semi-detached house
- Generous lounge with open fire set in a traditional fireplace
- Garage and driveway
- LPG central heating and solar photovoltaic panels with feed-in tariff
- Large plot with extensive gardens and views of the River Esk
- Range of outbuildings
- Downstairs wet room with electric shower
- Situated in the heart of Longtown within walking distance of local amenities

Situation

4 Esk Bank enjoys a rural yet accessible location with the M6 located 10 miles away excellent railway links found in Carlisle and Carlisle Airport only 15 miles away. Located in Longtown and only 12 miles from Carlisle, this three bedroom semi-detached house is well served by an excellent range of local amenities and services including a primary school in Longtown and secondary school in Brampton. Cumbria is one of the genuinely rural areas of England and therefore provides a quality of life that is becoming increasingly rare. The Lake District is less than an hours drive from Longtown with other attractions such as Hadrian's Wall and the Solway Firth nearby also.



4 Eskbank is a traditional semi-detached house situated in the heart of Longtown on a quiet street within walking distance of local amenities. The property has been extended historically to provide spacious and flexible accommodation, and to include off-street parking and an extensive, three leveled garden with spectacular views of the River Esk.

The Accommodation

The front door opens to a spacious hallway with stairs to the first floor and doors off to the living room and kitchen. The living room is an excellent size, with windows to the front and rear elevation as well as an open fire set in a traditional fireplace. There are a number of characterful features within this property including the barn style doors into each room.



The kitchen is situated at the rear of the property and benefits from an integrated oven/hob, large under the stairs storage cupboard, and stainless steel drainer sink. The kitchen floors are tiled which naturally flow into the downstairs wet room at the rear of the property. The wet room is fully tiled and is complete with electric shower, WC and wash hand basin. There is a back door off the kitchen onto the rear patio and garden.

Upstairs the master bedroom is the width of the property, benefiting from two large windows and plenty of space for wardrobes. The second bedroom in the centre of the property is slightly smaller but it's privacy makes it great for an office space or crafts room. At the rear of the property you'll find the family bathroom complete with bath and electric shower overhead, WC and wash hand basin. The third bedroom is located at the back of the property above the kitchen and is described as another, generous double bedroom.



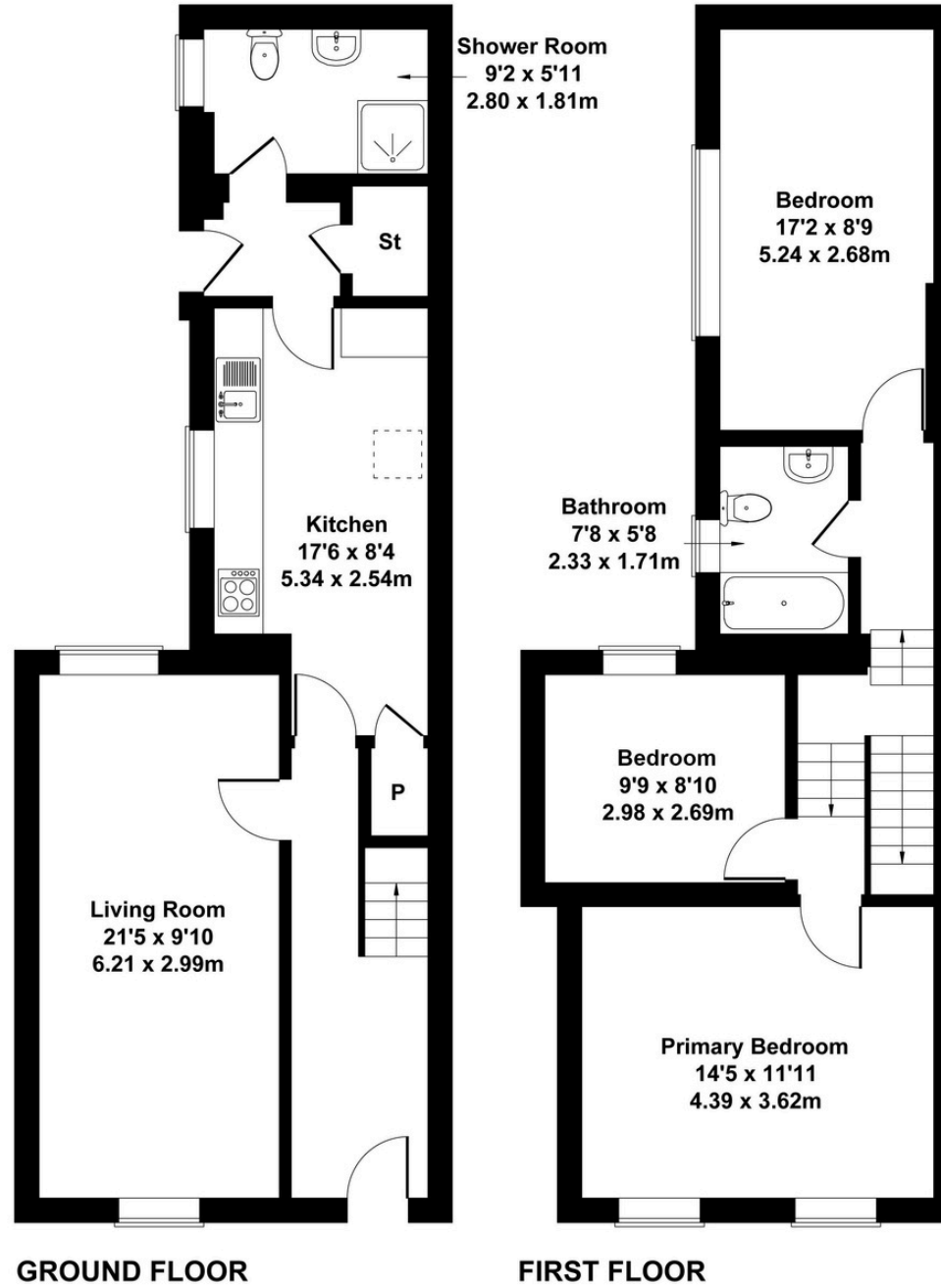
Externally, 4 Esk Bank is one of the only properties on the street with a driveway for parking. There is also ample parking on-street if required and a useful single detached garage. A lane to the side of the property allows access to the rear yard through gates. 4 Esk Bank is a deceptively large plot boasting three tiered gardens to include two maintained lawns, an outdoor eating area/patio and wild garden section. The elevated gardens have spectacular views of the River Esk and offer a unique opportunity to garden enthusiasts to create their own landscaped paradise. There are a number of brick outbuildings for storing gardening equipment and wood.





4-Esk-Bank

Approximate Gross Internal Area
1129 sq ft - 105 sq m



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: F

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 B.

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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