

PFK

Holly Lodge, Linstock, Carlisle, Cumbria CA6 4PZ

Guide Price £300,000





LOCATION

Linstock is a peaceful, pretty rural village situated to the north east of the city of Carlisle, yet providing easy commuter access to the major commuter routes of the M6, A689 & A69. The village location offers a traditional village green with picnic benches and playground, an active community, with the WI village hall established in 1922. Plenty of beautiful walking and cycling routes are here to be discovered and other leisure pursuits close at hand include Eden Golf club and Walby Farm Park.

PROPERTY DESCRIPTION

Holly Lodge is a delightful detached bungalow, sitting pretty in a mature plot offering excellent privacy and being well located opposite the village green in the desirable village of Linstock and benefitting from open countryside views to the rear.

As you arrive you will find ample driveway parking and the convenience of a remote controlled electric door for the integral garage. The main entrance opens into a spacious glazed porch which leads into the large and most welcoming reception hallway. There are bay windows to the front, one being a large bedroom with vanity unit and the other being a dual aspect formal dining room with serving hatch access to the kitchen, although this could easily be utilised as a third bedroom if required. There is a second double bedroom with vanity unit, a family bathroom and a large dining kitchen, which gives access to the integral garage which also serves as a utility room. Completing the living accommodation at the end of the hallway you arrive at a wonderful triple aspect lounge with French doors opening to the low maintenance rear garden, with open countryside views.

ACCOMMODATION

Entrance

Glazed hardwood front door with two glazed side panels into the porch

Porch

2.13m x 1.49m (7' 0" x 4' 11")

Fully glazed door and side panels and toplights, door leading into hallway

Hallway

Spacious reception hallway with radiator, loft access hatch and doors off to:

Dining Room

4.83m x 4.82m (15' 10" x 15' 10")

Laminated flooring, double glazed, timber bay window to the front aspect, two radiators, timber double glazed window to the side aspect. Serving hatch into the kitchen, electric fire, feature fireplace, inset spotlight.

Bedroom 1

4.84m x 4.58m (15' 11" x 15' 0")

Timber framed, double glazed bay window to the front aspect, two radiators, built-in wardrobes, vanity inset in wash-hand basin

Bedroom 2

4.23m x 3.62m (13' 11" x 11' 11")

PVCu double glazed window to the side aspect, radiator, built-in storage cupboard, vanity unit with wash-hand basin

Family Bathroom

2.53m x 2.32m (8' 4" x 7' 7")

Fully tiled with PVC double glazed window to the rear aspect, bath with shower head mixer taps over, W.C., pedestal wash-hand basin, stainless steel ladder radiator, inset spotlights.

Kitchen

4.20m x 3.89m (13' 9" x 12' 9")

PVCu double glazed window to the rear aspect. Built-in storage cupboard, radiator. Fitted with a range of wooden wall and base units with granite worktops, tiled splashbacks, double stainless steel sink and drainer unit with mixer tap, free-standing Range Master oven and hob with Range Master canopy extractor over with black splashback, inset spotlights, door leading to the integral garage.

Integral Garage

6.94m x 4.08m (22' 9" x 13' 5")

Houses the modern pressurised hot water system, with utility area including space and plumbing for washing machine. Power, light, remote controlled electric garage door with single glazed window to the side and rear aspects, pedestrian access door to the rear garden. The garage also contains the original metal oil tank from when the property previously ran on oil-fired central heating.

Lounge

5.46m x 5.44m (17' 11" x 17' 10")

Triple aspect room with PVCu double glazed windows to the side and rear aspects, French doors to rear garden, LPG gas fire and coving.

EXTERNALLY

Council Tax: Band E

Gardens and Parking

Viewing: Through our Carlisle office, 01228 558 666.

To the front of the property there is mature hedging around providing privacy and driveway parking for three vehicles and access to the garage. Paths down both sides of the property lead to the rear garden. The rear garden has low maintenance shillied area and patio with open countryside views behind. Air source heat pump is located to the rear of the garage.

Directions: Holly Lodge can be located using the postcode CA6 4PZ and identified by a PFK For Sale board. Alternatively by using What3Words: ///halt.lunching.nowadays

ADDITIONAL INFORMATION

Tenure & EPC

Tenure - Freehold

EPC - E

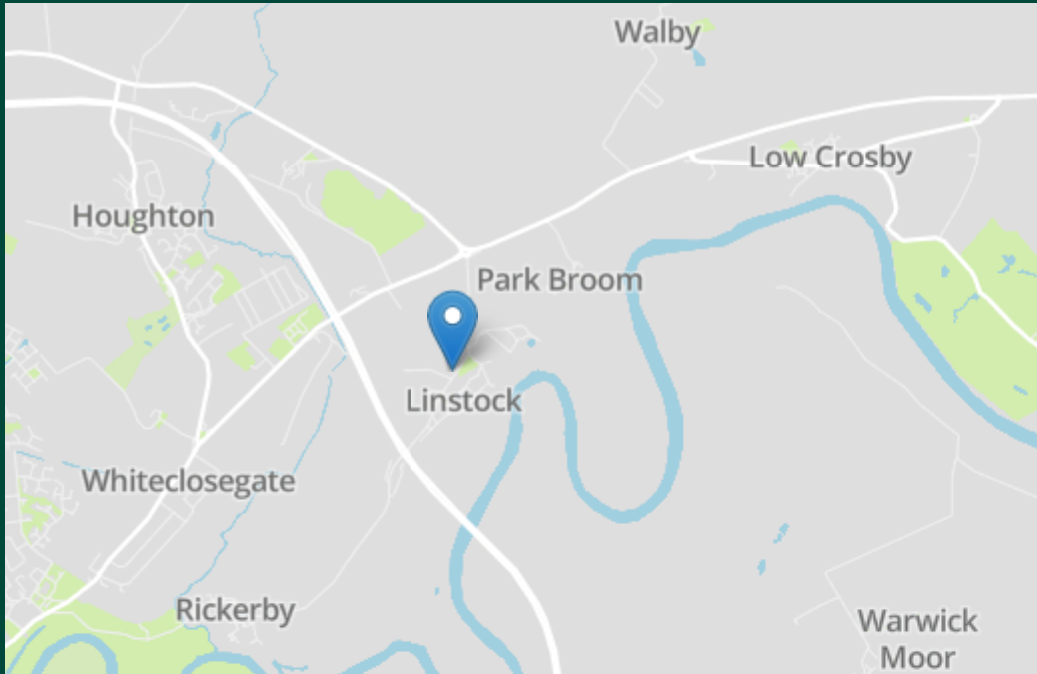
Referrals and Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Emma Harrison Financial Services – arrangement of mortgage & other products/insurances - average referral fee earned in 2023 was £222.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

SALE DETAILS

Mains electricity, water & drainage; LPG gas to lounge fire/ electric air source heat pump central heating; part double glazing installed and part single glazing installed. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.





| Energy Efficiency Rating | | Current | Potential |
|--|----------|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | 68 |
| (39-54) | E | 39 | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |