



Knockupworth Hall,  
Carlisle, CA2 7RF

**Tiffen** & Co  
*estate agents 1893*

Price £475,000 region



An imposing Grade II Listed Georgian property located on the outskirts of Carlisle. Providing spacious accommodation with adjoining holiday cottage, and paddock. The accommodation on offer comprises, entrance hall, two reception rooms, conservatory, kitchen, dining room, utility room, and rear hall to the ground floor. To the first floor are five bedrooms and two bathrooms. Externally to the rear is an adjoining cottage which comprises, two bedrooms, two bathrooms, lounge and kitchen. In the rear courtyard are a range of outbuildings currently used as garage and workshops and games room. Set in well established and mature gardens this superb property is currently used as a B&B but could also be a fantastic family home. To the side of the property is a paddock of approximately 2/3 of an acre. With gas Central heating and many original features this property must be viewed in order to be appreciated.



#### PORCH & INNER HALLWAY

With Kamdean flooring, dado rail, radiator and hall storage cupboard

**RECEPTION ONE 15' 02" x 13' 11" (4.62m x 4.24m)** With sash windows to the front aspect and window seat beneath, radiator, gas fire and surround, dado rail and coving to the ceiling.

**RECEPTION TWO 13' 08" x 13' 01" (4.17m x 3.99m)** With sash windows to the front aspect and window seat beneath, radiator, gas fire and surround, coving to the ceiling, dado rail and door to the conservatory.

**DINING ROOM 16' 02" x 13' 02" (4.93m x 4.01m)** With sash window and secondary glazing to the front aspect, radiator, large storage cupboard, coving to the ceiling, gas fire and surround and side facing window.



**CONSERVATORY 17' 04" x 13' 08" (5.28m x 4.17m)** With ceramic tiled flooring, two radiators double doors leading into the garden.

**KITCHEN 10' 08" x 13' 08" (3.25m x 4.17m)** A range of base and wall units with tiled splash backs and complimentary worktops, tiled flooring, sash window, fitted electric oven and microwave oven, radiator, breakfast bar, halogen stove top, a one and half bowl sink and drainer and door to the dining room.



**UTILITY ROOM 11' 07" x 9' 05" (3.53m x 2.87m)** A range of base units with complimentary worktops and tiled splash backs, space and plumbing for a washing machine, tumble dryer and dishwasher, sink and drainer, rear facing window, 2 boilers, large storage cupboard with water tank, and ceramic flooring.

**LANDING** With large rear facing window, radiator, dado rail and doors to the bedrooms.

**BEDROOM 14' 10" x 13' 10" (4.52m x 4.22m)** With sash window to the front aspect, radiator and fitted wardrobes and dresser.

**BEDROOM 9' 08" x 14' 07" (2.95m x 4.44m)** With sash window to the front aspect, radiator and fully fitted wardrobes.

**BEDROOM 13' 03" x 10' 10" (4.04m x 3.3m)** With sash window to the rear aspect, radiator and loft access which is partially boarded, door to the fifth bedroom.

**BEDROOM 14' 09" x 10' 05" (4.5m x 3.18m)** With sash window to the front aspect, radiator and fitted wardrobes.

**BEDROOM 10' 08" x 7' 03" (3.25m x 2.21m)** With sash window to the front aspect and radiator.

**BATHROOM 9' 01" x 10' 11" (2.77m x 3.33m)** A four piece bathroom suite comprising, bath, low level WC, pedestal wash hand basin, shower cubicle, sash window, radiator, tiled wall and flooring.

**SHOWER ROOM 11' 03" x 6' 00" (3.43m x 1.83m)** Large double shower enclosure with electric shower, low level WC, wash hand basin, window, tiled flooring and part tiled walls and radiator.

**GAMES ROOM 24' 04" x 15' 06" (7.42m x 4.72m)** With two windows and exposed beams.

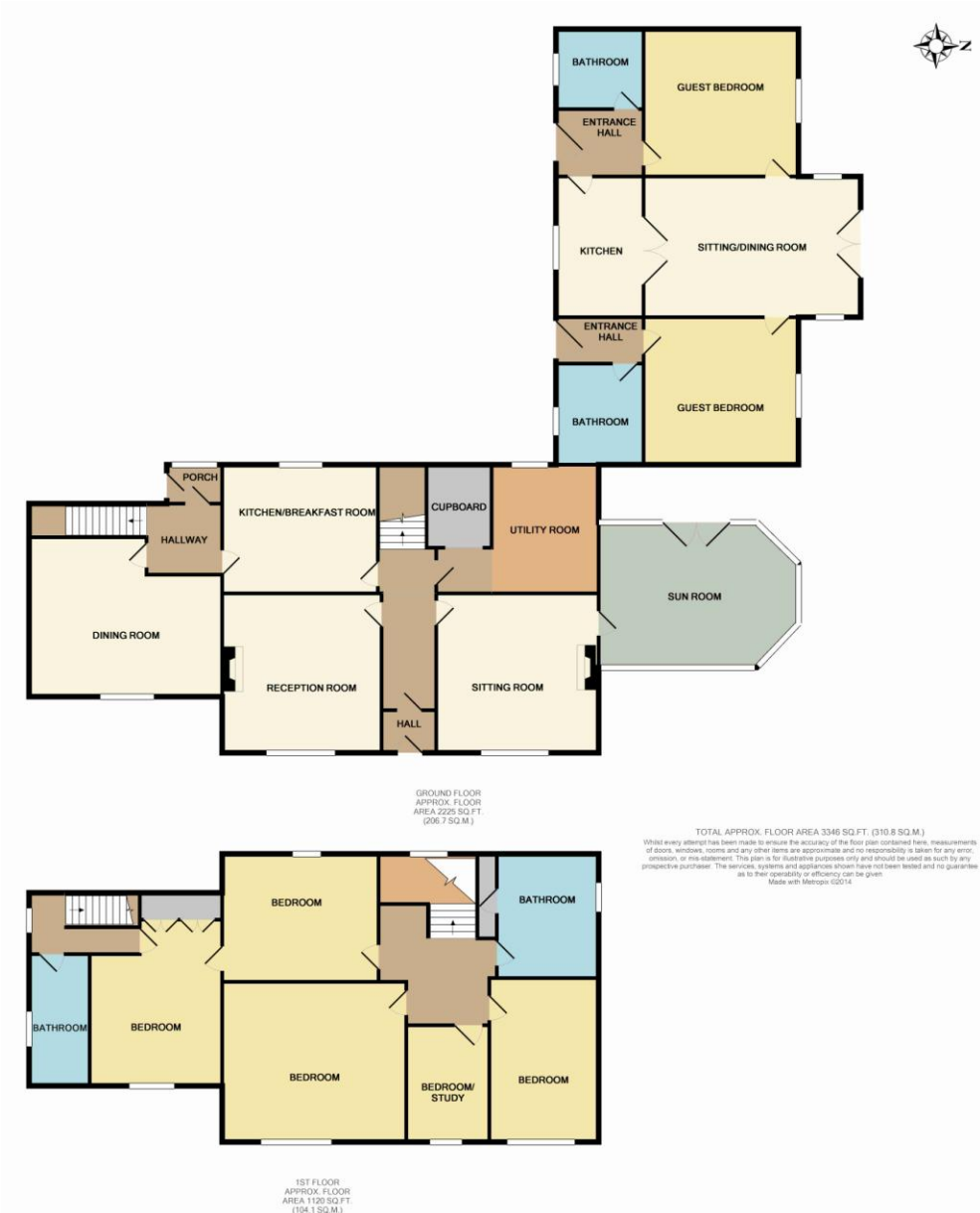
**WORKSHOPS** Spacious workshops / garage with power and lighting.

**OUTSIDE** To the front of this property is a large gravel driveway and extensive mature and well stocked gardens, with patio area, garden pond and a paddock which measures approximately 2/3 of an acre. To the rear of the property is a courtyard with workshops and garage and access to the Holiday cottage.

**SERVICES** Mains gas, electric, drainage and water. Gas central heating from two standard boilers (not tested) serving radiators as indicated.  
Charging Point for Electric Vehicles.

Council Tax Band: E





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		49	56
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		43	48
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



'Please note: The mention of any appliances and/or services within these particulars does not imply that they are in full, efficient working order. All internal measurements are approximate and are cited to the nearest 3 inches.'

Tiffen & Co, 23-25 Castle Street, Carlisle, Cumbria, CA3 8SY



# The Holiday Cottage

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## The adjoining Two bedroom Annex or Holiday let.

### MAIN DESCRIPTION FOR THE HOLIDAY COTTAGE

A self contained two bedroom cottage could be used as a Granny Flat or Holiday let and comprises the following.

### INNER HALLWAY

With tiled flooring, and radiator.

### LOUNGE – (19.10 x 12.05)

Spacious dining lounge with double glazed doors into the garden, window to the side, radiator, gas fire and surround.

### KITCHEN – 12.03 x 8.10)

A range of wall and base units with tiled splash backs and complimentary worktops. Tiled flooring, gas stove, electric oven, integrated fridge freezer, space for a washing machine, double glazed window and radiator.

### BEDROOM – (13.01 x 13.09)

With laminate flooring, radiator, double glazed window, fitted wardrobes and dresser.

### BEDROOM – 13.01 x 12.11

Double bedroom with rear facing double glazed window, laminate flooring, radiator, fitted wardrobes and dresser, coving to the ceiling.

### BATHROOM – 7.02 x 7.07

Comprising bath with shower off the taps, low level WC, wash hand basin, tiled flooring and part tiled walls, radiator.

### SHOWER ROOM – (8.05 x 8.08)

With tiled flooring, part tiled walls, low level WC, wash hand basin in vanity unit, shower and double glazed window.

### SERVICES

Mains gas, electric, drainage and water. Gas central heating from standard boiler (not tested) serving radiators as indicated.

### EXTERNAL

Access to the main property garden.







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