



Caldew Bank, Sebergham

Guide Price £245,000





Caldew Bank

Sebergham, Carlisle

Caldew Bank is a beautifully refurbished two-bedroom period cottage, dating back to circa 1850, enjoying an elevated rural position with far-reaching views across the surrounding valley and open countryside.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: G

EPC Environmental Impact Rating: G

- Fully refurbished two-bedroom period cottage dating back to circa 1850
- Elevated rural position with outstanding valley and countryside views
- Modern kitchen/diner with shaker-style units and oil-fired Rayburn
- Generous parking, detached garage and long, versatile garden
- New electrics, plumbing, kitchen, bathrooms and general redecoration
- Convenient access to Carlisle, the M6 and Lake District National Park





Caldew Bank is a beautifully refurbished two-bedroom period cottage, dating back to circa 1850, enjoying an elevated rural position with far-reaching views across the surrounding valley and open countryside.

The property has been fully renovated throughout and now offers stylish, low-maintenance accommodation with generous parking, a long garden and detached garage.

The cottage is accessed via a glazed entrance porch, flooded with natural light and providing a practical space for coats and boots, finished with hard-wearing flooring. Two steps lead up into a utility room / ground floor shower room, fitted with modern sanitaryware, vinyl flooring and shower boarding to the walls.

The heart of the home is the kitchen / dining room, fitted with grey shaker-style units and enhanced by timber panelling, creating a warm and characterful feel. A small oil-fired Rayburn sits within bespoke storage, complemented by an integrated oven and concealed spaces for a fridge and dishwasher.

The living room is a cosy and inviting space, featuring wood panelling and the original chimney breast (now closed), with a PVC door providing direct access to the garden.

To the first floor, the main bedroom is a generous double with built-in cupboards and a low-level window framing outstanding views over the valley. The second bedroom is also a comfortable double, enjoying the same impressive outlook. A well-appointed first-floor shower room completes the accommodation, finished in a rustic style with timber panelling.



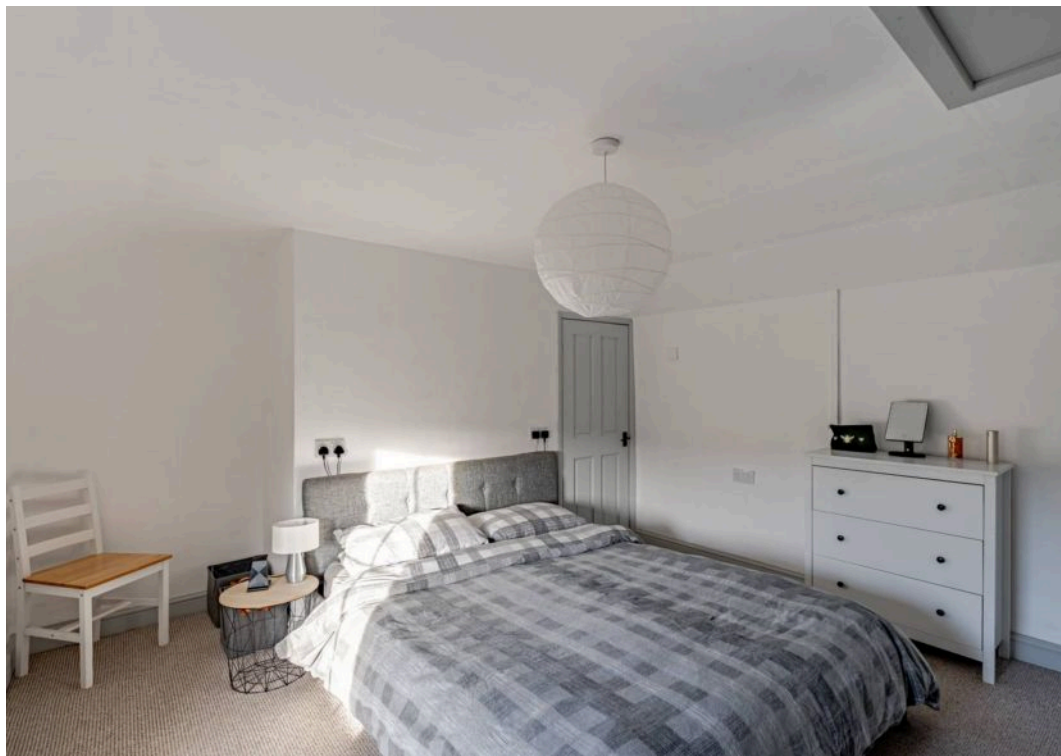


Externally, the property benefits from a long, gently sloping garden, offering excellent flexibility and potential to be sectioned for different uses such as lawn, patio and vegetable plots. The upper section closest to the house has been landscaped with lawn, decorative stone pathways and raised beds. A new retaining wall has been constructed along the rear, providing access around the back of the property and onto the driveway. At the lower end of the garden is a detached garage, along with additional parking, with a pathway leading back up to the cottage. The property further benefits from extensive improvement works, including new electrics, new plumbing, new kitchen and bathrooms, full redecoration, replacement lintels to the living room windows and doors, and the removal of a former extension to create a large parking area.

Location

Caldew Bank is situated in the highly regarded village of Sebergham, offering a peaceful rural setting with stunning open views, yet excellent connectivity. Carlisle and the M6 are easily accessible, with mainline rail services providing journeys to London in just over three hours and Edinburgh and Glasgow in around one hour. The property lies approximately five miles from the Lake District National Park, making it ideally suited as a main residence, second home or holiday let.

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- Modern kitchen/diner with shaker-style units and oil-fired Rayburn
- Generous parking, detached garage and long



GENERAL REMARKS & STIPULATIONS

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: G (Assessment carried out prior to renovations)

Services: Caldew Bank is served by Mains water and electricity. Heating is supplied via Oil and sewage via a septic tank, located within the property boundary. Mobile phone signal is good. The broadband is provided by BT with average speeds of 50MBPS.

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, 111 Botchergate, Carlisle CA1 1RZ. The house is in Council Tax Band C.

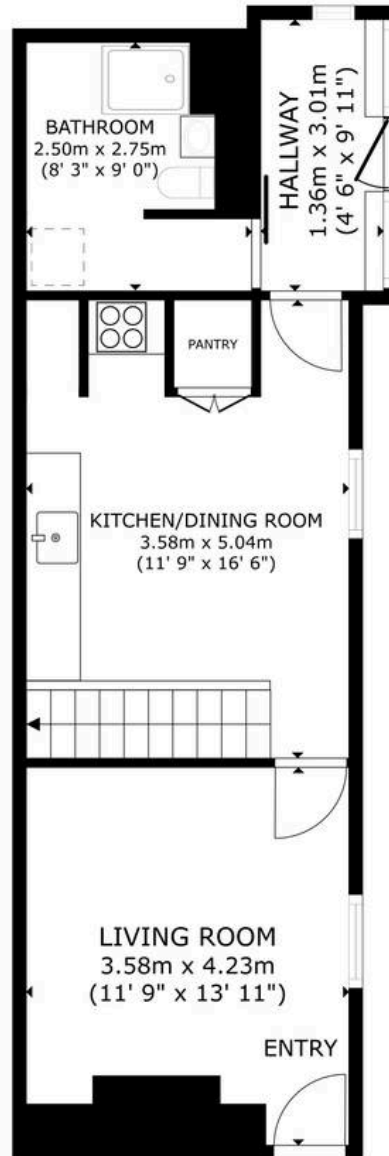
Solicitors: TBC

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. For updates and the latest properties like us on facebook.com/cdrural and Instagram on @cdrural.

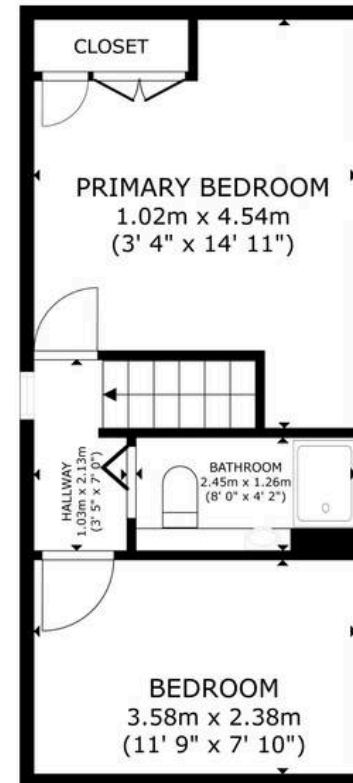
Referrals: C&D Rural work with preferred providers for the delivery of certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them C&D Rural will receive a referral fee: PIA Financial Solutions – arrangement of mortgage & other products/insurances; C&D Rural will receive a referral fee of £50 per mortgage referral. Figures quoted are inclusive of VAT







FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 44.0 m² (474 sq.ft.) FLOOR 2 30.0 m² (323 sq.ft.)
 TOTAL : 74.0 m² (797 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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