



Hillcrest, Hethersgill, Carlisle, CA6 6HW

Guide Price £375,000

C&D Rural

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- Three bedroom link-detached house
- Cosy living room with multi-fuel stove set on a sandstone hearth with oak mantel
- Open aspect kitchen/dining/living room with modern fittings and integrated appliances
- Two generous front facing bedrooms and third double bedroom at the rear
- Modern family bathroom with walk-in shower and freestanding bath
- Large double garage/workshop
- Landscaped gardens with detached garden room and views of the countryside
- Off-road parking for multiple vehicles
- Idyllic rural location only 30 minutes from Carlisle

Three bedroom, two reception link detached family home with spacious detached double garage, landscaped gardens and detached garden room situated in rural Cumbria.

Council Tax band: D

Tenure: Freehold

EPC Rating: D

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Hillcrest is a modern and beautifully presented three bedroom link-detached family home which has been refurbished, insulated and lovingly maintained by the current owners. Situated just a short distance from the charming hamlet of Hethersgill, Hillcrest offers a unique opportunity for families seeking to escape to the countryside. Featuring a substantial and versatile, detached steel frame and block double garage/workshop, this property is perfect for enthusiasts of cars or anyone desiring workshop space.

The Accommodation

The front door opens into a useful and spacious porch with tiled flooring and second door opening into the entrance hall with stairs to the first floor and door into the open plan kitchen/living/dining room. The open plan aspect of this room is perfect for hosting large family dinners, featuring an electric fire and laminate flooring flowing conveniently into the kitchen. There is a side room which was formerly the outhouse for the boiler, which has now been transformed into a snug/storage room, with stairs to a raised storage area and double patio doors to the garden. It would also be perfect for a private home office or kids room.

The kitchen is fitted with a range of modern white floor and wall units with complimentary worktops and integrated appliances including a Hotpoint oven and grill, induction hob with overhead extractor, and stainless steel circular bowl sink with mixer tap. The kitchen currently features a detachable island/breakfast bar. There is a corridor and utility room off the kitchen benefiting from additional fitted units with under-counter storage for white goods, storage cupboard and adjacent is a downstairs toilet. The primary living room is spacious and bright, featuring a magnificent multi-fuel stove with back boiler set within a brick fireplace on a sandstone hearth with characterful oak mantel. There is potential to utilise this room as a fourth bedroom if required.



On the first floor there is a split landing with access to two generous double bedrooms, each with fitted wardrobes. Both rooms enjoy dual aspect with views of the surrounding countryside and one room also includes a small dressing area. There is a small landing area at the top of the stairs which could be used as a play area for children or office space for an adult. There is a large cupboard housing the hot water pressure tank with the option of linking to solar panels. The third bedroom will comfortably fit a double bed and freestanding furniture. The family bathroom boasts original wooden flooring, tiled walls and is complete with a modern walk-in mains fed shower with rainfall shower head, freestanding bath tub and period style pedestal bathroom basin and WC.



Externally the driveway itself provides ample off-road parking, comfortably accommodating at least three vehicles. Planning permission was granted for the erection of a detached double garage for caravan and general storage. The building is constructed of concrete block with a steel frame portal and slate grey box profile roof. There are two timber garage doors for access and internally there is access to a floored attic.

The gardens at the rear benefit from lovely views of the open countryside, being landscaped to include several outdoor dining areas and a small hand-built pond. There is a sandstone patio in the corner of the garden with open fire. In addition there is a detached garden room with sandstone clad walls located in the centre of the gardens with double French doors opening onto a timber decking. The garden room has been insulated, features exposed roof beams and a small log burner making it the perfect space for summer BBQs and garden party's. There are a variety of mature bushes, hedges, plants and sections of lawn. There is a log store, with side path to the front driveway.



Location Summary

Hillcrest is situated only a short distance from the hamlet of Hethersgill, nestled in the picturesque county of Cumbria, England. The Black Lion is the local pub serving food and drinks. This idyllic hamlet itself is surrounded by stunning landscapes, making it a haven for those seeking natural beauty and serenity. Despite its peaceful ambiance, Hethersgill remains easily accessible due to its proximity to major roadways such as the A7, facilitating convenient connections to nearby towns like Brampton and Longtown. The village's accessibility is further enhanced by regular bus services, ensuring seamless travel to surrounding areas. The village is merely a 30 minute drive to the city centre of Carlisle, making it an excellent prospect for commuters. Whether you're exploring the countryside, enjoying outdoor pursuits, or simply unwinding in a peaceful environment, Hethersgill's captivating location and accessible transport links make it an appealing destination for a restful escape.

What 3 Words

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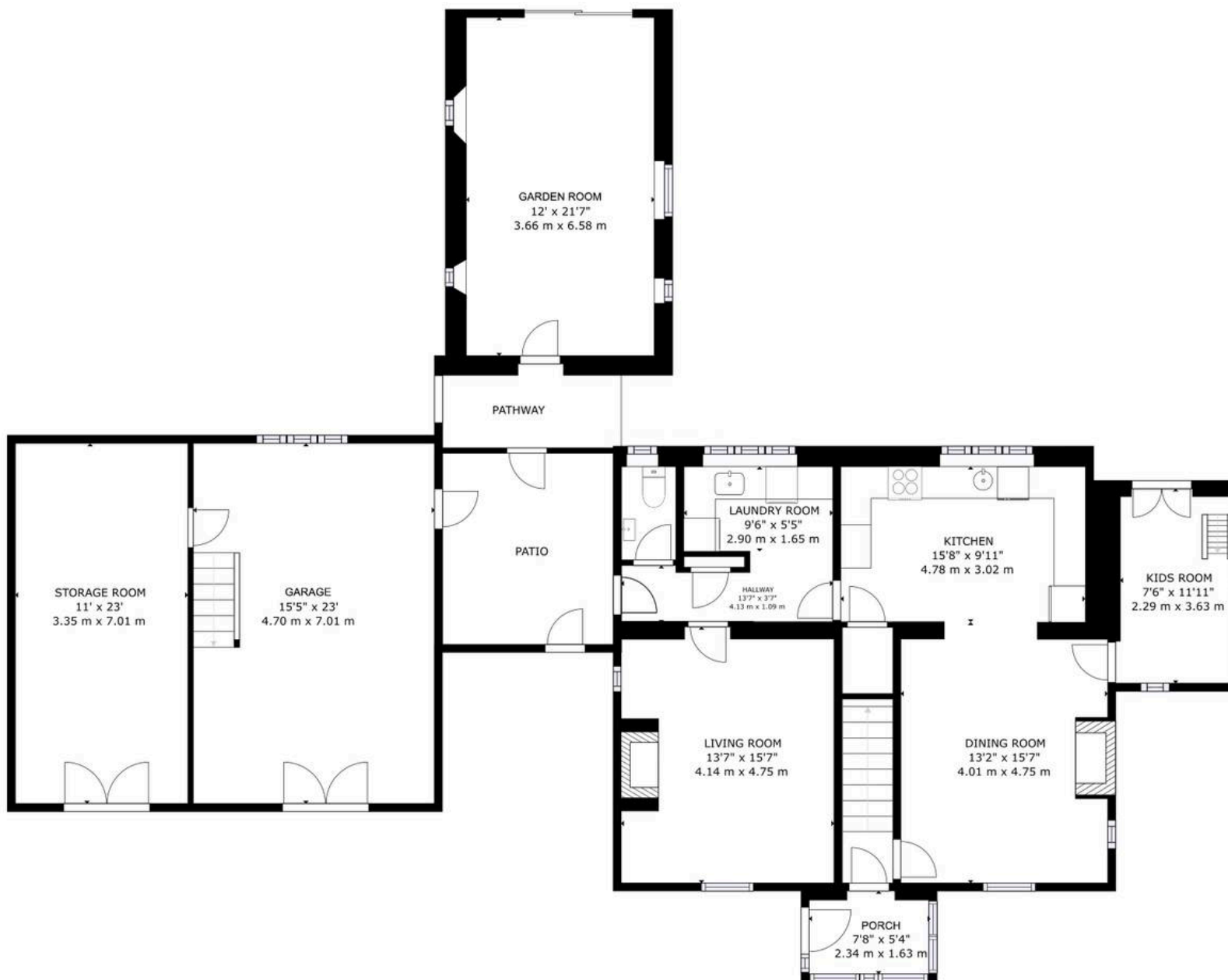




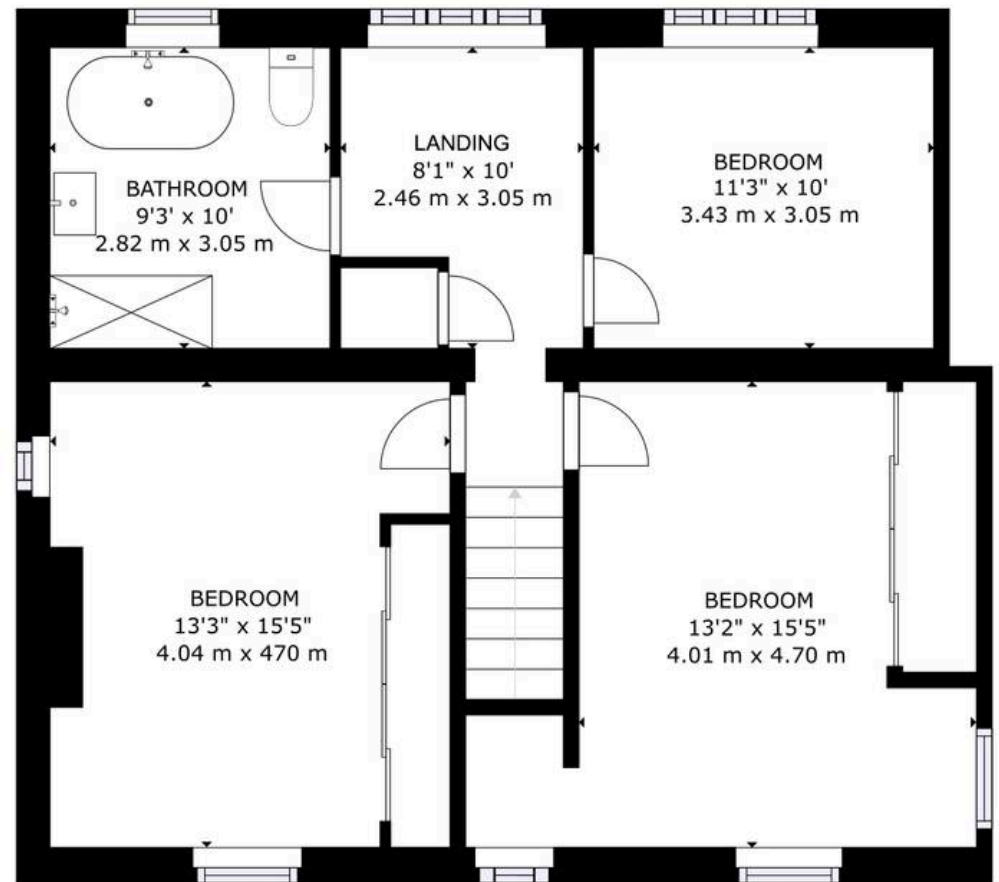
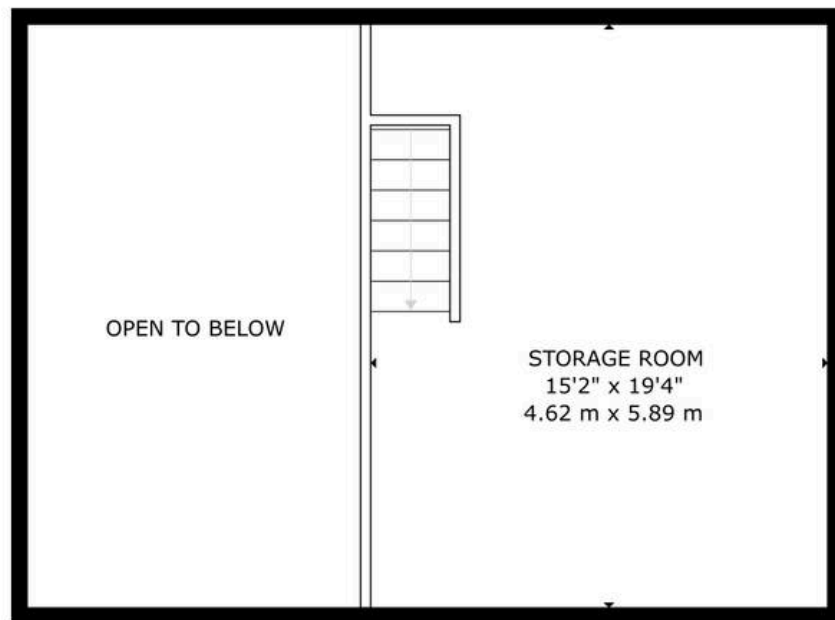








GROSS INTERNAL AREA
 FLOOR 1: 1898 sq ft, 176.36 m², FLOOR 2: 1148 sq ft, 106.63 m²
 EXCLUDED AREAS; PATIO: 136 sq ft, 12.61 m², PATHWAY: 55 sq ft, 5.08 m²
 TOTAL: 3046 sq ft, 282.99 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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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.

Planning Reference: Erection of detached building for garage, caravan storage and general storage (Ref:12/0250)

EPC Rating: D

Services: Hillcrest is served by mains water, mains electricity, private drainage and oil fired central heating. A septic tank survey has confirmed compliance with General Binding Regulations 2020.

Broadband: Mobile phone signal is good. Fibre broadband is assumed to be available.

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 D.

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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