



15 Longmans Close, Carlisle, CA1 3TL.

Guide Price £280,000

PFK

15 Longmans Close

Carlisle, Carlisle

This impressive four bedroom, two bathroom detached house offers a harmonious blend of contemporary style, spacious living and outstanding family friendly features. The property boasts three reception rooms, including an inviting open plan living and dining area enhanced by modern electric fireplace, elegant flooring and abundant natural light streaming through large windows and bi-fold doors. The modern kitchen is fitted with sleek cabinetry, integrated appliances and a practical breakfast/dining bar, all beautifully illuminated by natural light. Adjacent to the kitchen, a utility room provides space for laundry appliances and storage whilst also leading to the ground floor cloakroom/wc.

Upstairs, the bedrooms are thoughtfully designed for both comfort and functionality. The main bedroom has extensive built-in storage and an en suite shower room. The contemporary bathroom along with en suite are finished to an excellent standard, modern fixtures, and stylish vanity units.

This home's outdoor spaces are equally impressive, designed for relaxation and entertaining. The beautifully landscaped rear garden features a mix of decked patio, decorative gravel pathways and flower beds, creating tranquil settings for outdoor dining or leisure. Multiple seating areas, both on the patio and decking, are ideal for social gatherings.





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Unique highlights include a conservatory, offering seamless access to the garden which also provides a garden room housing a luxurious hot tub area, perfect for unwinding year round. The property also benefits from an integrated garage and off-road parking, combined with a landscaped front garden for excellent kerb appeal.

Additional features such as tasteful decor throughout further elevate the property's appeal. Whether you are seeking versatile living spaces, outdoor amenities or a stylish family home ready for modern living, this detached house delivers on every front, offering a rare opportunity to secure a home that effortlessly blends comfort, practicality, and contemporary design.



Longmans Close is a great choice for families, well placed in a popular residential location, to the south of the city of Carlisle. It has excellent road links and easy access to the M6 plus it is handily placed for public transport services into the city.

- Council Tax band: D
- Tenure: Freehold
- EPC Energy Efficiency Rating: C

ACCOMMODATION

Ground Floor

Entrance Porch

4' 9" x 3' 3" (1.44m x 1.00m)

Hallway

4' 9" x 4' 2" (1.46m x 1.28m)

Lounge

13' 3" x 13' 1" (4.05m x 3.99m)

Dining Room

9' 1" x 7' 10" (2.76m x 2.39m)

Sun Room

12' 0" x 10' 5" (3.66m x 3.18m)

Kitchen

11' 8" x 9' 1" (3.56m x 2.76m)

Utility Room

5' 2" x 5' 1" (1.57m x 1.55m)

WC

5' 1" x 3' 7" (1.56m x 1.10m)

First Floor

Landing

9' 11" x 2' 7" (3.01m x 0.80m)

Bedroom 1

13' 1" x 11' 4" (4.00m x 3.45m)

En-suite

5' 9" x 5' 3" (1.74m x 1.59m)

Bedroom 2

11' 4" x 9' 4" (3.45m x 2.84m)





Bedroom 3

11' 1" x 7' 11" (3.37m x 2.42m)

Bedroom 4

8' 7" x 8' 6" (2.61m x 2.60m)

Bathroom

6' 9" x 6' 1" (2.07m x 1.86m)

Outside

Front Garden: Lawned garden area with stocked borders and driveway providing parking and leading to the garage.

Rear Garden: The landscaped rear garden offers a versatile outdoor space, featuring a blend of decked patio area, decorative gravel pathways and well planted flower beds. Designed for both relaxation and entertaining, it provides multiple seating areas across the patio and decking, perfect for social gatherings or leisure time. A standout feature is the conservatory, which opens seamlessly onto the garden, while a separate garden room houses a luxurious hot tub, creating an ideal setting for year-round enjoyment.

PLEASE NOTE: Personal Interest Declaration: The vendor is a relative of a director/employee of PFK Estate Agency.



Directions

15 Longmans Close can be found using postcode CA1 3TL or alternatively by using What3Words: [///emerge.park.hungry](https://www.what3words.com/#!/emerge.park.hungry)

Services

Mains electricity, water, drainage & gas heating. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.





Floor 0



Floor 1



Approximate total area⁽¹⁾

1084 ft²

100.8 m²

Reduced headroom

4 ft²

0.4 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

ADDITIONAL INFORMATION

Referrals & Other Payments

PFK works with preferred providers for services relating to buying or selling property. These providers offer competitive pricing, but you are under no obligation to use them and are free to choose alternatives. If you do use these services, PFK may receive a referral fee as follows (all figures include VAT):

- Conveyancing (Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd): £120 to £210 per completed sale or purchase.
- Auction – If you decide to sell your property via Auction House Cumbria following our introduction, the average referral fee earned for 2025 was £2,398 and is dependent on the final sale price.
- Financial Services (Emma Harrison Financial Services): average referral fee of £221 in 2024 for arranging mortgages, insurance, and related products.
- EPCs (M & G EPCs Ltd): £25 for EPC
- Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.





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