3 bedroom Detached Bungalow | Brackenhill | Hosket Hill | Kirkandrews-on-Eden | Carlisle | CA5 6DN

Guide Price £350,000
An impressive, generously proportioned three bed detached bungalow with three reception rooms and a breakfast kitchen, beautifully set in large grounds, enjoying open rural views. Excellent double garage and outbuilding. Convenient for Carlisle, Solway Coast and Lake District.

**APPROXIMATE DISTANCES IN MILES**
M6 J 44 5.1 | Carlisle 5.4 | Port Carlisle 8.2 | Lake District National Park - Caldbeck 13 | Newcastle International Airport 61.3

**ACCOMMODATION SUMMARY**
Entrance hall and stairs | Sitting room with stove | Dining room | Fitted breakfast kitchen | Double bedrooms one and two | Single bedroom three | First floor - living room with dual aspect | Generous level garden site | Driveway and ample parking | Excellent detached double garage | Detached barn | Double glazing | Oil central heating | Council Tax Band D | Energy Performance Rating - E | Mains water and electricity | Private drainage | Freehold

**SITUATION AND DESCRIPTION**
The property occupies a superb site in a beautiful setting just west of the city between the village of Kirkandrews on Eden and the B5307. The convenience of the location is superb being within easy reach of Carlisle by-pass (the A689) which connects junction 44 of the M6 motorway with the A595. The property is handy for the Solway coast and enroute there are public houses in Monkhill and in the larger village of Burgh by Sands. There is a superb range of amenities within central Carlisle which is just ten minutes away by car.

Brackenhill is a fine detached bungalow providing good accommodation on the ground floor with the added benefit of a superb loft conversion providing a wonderful sitting room well placed to take advantage of the fine open rural views. The room is suitable for a variety of uses including...
for hobbies or a generous guest bedroom. The living accommodation is superb. The breakfast kitchen, which is the heart of the home, does not disappoint. Its is generous with living and dining space and like all the rooms, has a private aspect. The living room has a fireplace with gas living flame effect stove for cosy nights in. The separate dining room completes the picture.

Externally the property does not disappoint either. Whilst the landscaped gardens are generous they are designed for ease of maintenance. The tarmacked driveway provides ample parking and turning and the oversized double garage and workshop is a great facility.

In short Brackenhill is a desirable package in an easily accessible rural environment.