

# Cumbrian Properties

Derohn, Cargo, Carlisle



**Price Region £300,000**

**EPC-D**

Detached property | Substantial corner plot  
2 reception rooms | 4 bedrooms | 1 bathroom  
Sweeping gardens, drive & integral garage | Village location

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## 2/ DEROHN, CARGO, CARLISLE

Set on a substantial corner plot surrounded by sweeping gardens this four bedroom, two reception room property has ample living space for a growing family. The ground floor offers lounge, dining room with French doors, kitchen, utility room and integral garage. The first floor offers four bedrooms including the master bedroom with a walk-in wardrobe that could be converted to an en-suite (subject to planning permission), bathroom and ample storage throughout. Generous well-maintained front, side and rear gardens incorporating patio, water feature and pond. Double driveway parking and additional parking to the side of the property (included within the property boundary). Offering a family size home in the heart of Cargo this property must be viewed. In need of modernisation throughout Derohn offers a perfect opportunity for those looking to put their own stamp on a property.

The accommodation with approximate measurements briefly comprises:

**UPVC glazed front door into entrance hall.**

**ENTRANCE HALL (13'7 x 7'9)** Doors to lounge and kitchen, staircase to the first floor with ample storage below, coving to the ceiling and radiator.



ENTRANCE HALL

**LOUNGE (17'7 x 13'5)** Stone fireplace, double glazed windows to the front and side, coving to the ceiling and door to dining room.



LOUNGE

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**DINING ROOM (13'6 x 10')** Double glazed French doors to the garden, coving to the ceiling, radiator and door to kitchen.



DINING ROOM

**KITCHEN (12'5 x 10')** Fitted kitchen incorporating a stainless steel sink unit, space for cooker with extractor hood above, radiator, coving to the ceiling, double glazed window overlooking the garden and door to utility room.



KITCHEN

**UTILITY ROOM (9' x 7'3)** Worksurface, plumbing for washing machine, space for tumble dryer, space for fridge freezer, Worcester combi boiler, tiled flooring, double glazed window, UPVC door to the rear garden and door to integral garage.



UTILITY ROOM

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**FIRST FLOOR**

**LANDING (17'5 x 2'7)** Doors to bedrooms and bathroom. Double glazed window and loft access.

**BEDROOM 1 (11'9 x 11'8)** Double glazed window to the front, radiator, coving to the ceiling and walk-in wardrobe (could be converted to an en-suite – subject to planning permission).



BEDROOM 1

**BEDROOM 2 (12'3 x 9'6)** Double glazed window to the front, radiator, coving to the ceiling and walk-in wardrobe.



BEDROOM 2

**BEDROOM 3 (11'7 x 8'3)** Radiator and double glazed window to the side enjoying open views across the playing fields.



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**BEDROOM 4 (8'3 x 5'7)** Radiator and double glazed window with open views across the playing fields.



BEDROOM 4

**BATHROOM (8' x 7'7)** Four piece suite comprising corner shower cubicle, bath, WC and wash hand basin. Double glazed frosted window and radiator.



BATHROOM

**OUTSIDE** Well-maintained front, side and rear gardens surrounding the property incorporating patio, water feature and pond. Double driveway and additional parking to the side of the property (including within the property boundary).

**INTEGRAL GARAGE** Power and light.

**TENURE** We are informed the tenure is Freehold.

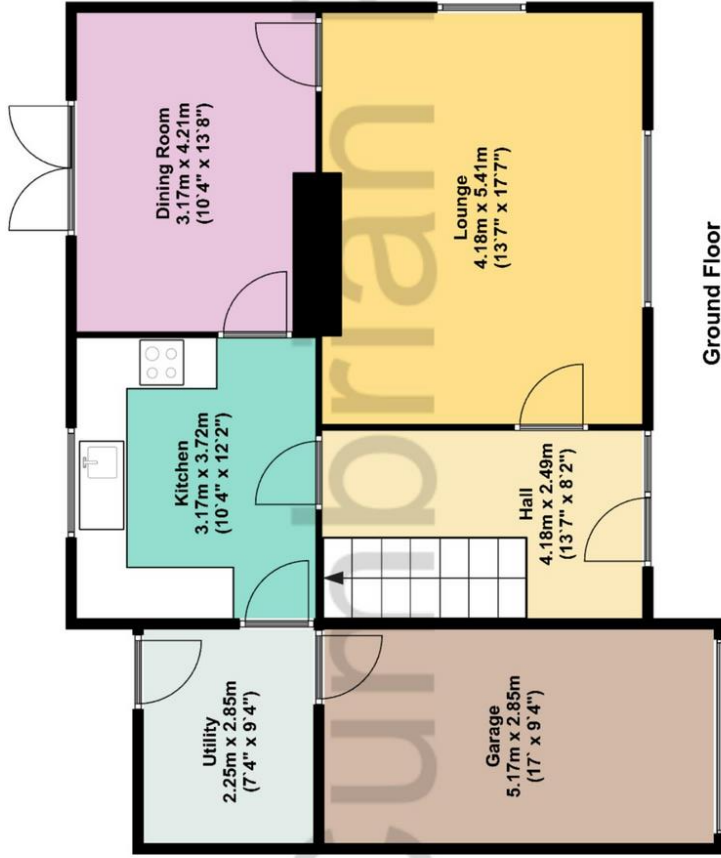
**COUNCIL TAX** To be confirmed by the vendor.

**NOTE** These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cumbrian Properties has the authority to make or give any representation or warranty in relation to the property. All electrical appliances mentioned in these details have not been tested and therefore cannot be guaranteed to be in working order.

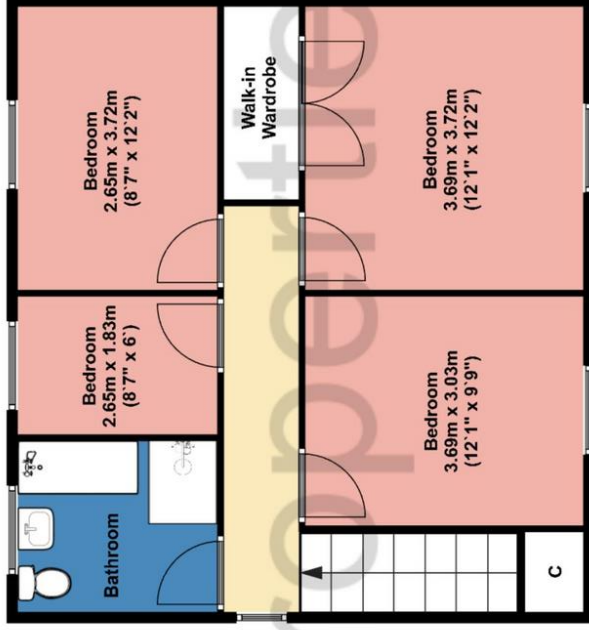
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		78
(55-68)	<b>D</b>	65	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



**Ground Floor**  
Approx 67.00 Sq meters (721.00 Sq feet).



**First Floor**  
Approx 60.00 Sq meters (646.00 Sq feet).

reasons to sell with us...

more than

**455**

properties listed in our  
Carlisle office

more than

**390**

properties sold from  
our Carlisle office

we sold

**255**

more properties than  
our closest competitor

we have over

**500**

Google reviews with a  
4.9/5 Google Rating

\*UK Rightmove, Market Share Information  
from 31/01/2023 - 31/01/2024, CA1 to CA8

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