

Cumbrian Properties

The Joiners Shop, Holm Hill, Dalston



Price Region £395,000

EPC-

Attached cottage | Rural location
3 reception rooms | 4 bedrooms | 2 bathrooms
Garage and gardens | Stunning scenery

01228 599940
2 Lonsdale Street, Carlisle CA1 1DB

www.cumbrian-properties.co.uk
properties@cumbrian-properties.co.uk

2/ THE JOINERS SHOP, HOLM HILL, DALSTON

This charming four bedroom, two bathroom attached cottage is situated in a quiet rural location just outside the village of Dalston and is bursting with character. Surrounded by stunning scenery, the double glazed and central heated accommodation briefly comprises entrance porch, lounge (23' x 12') with multi fuel stove and open staircase to the first floor, office area and kitchen with separate utility and sun room overlooking the garden. To the first floor there is a spacious Master bedroom with beamed ceiling and en-suite shower room, three further bedrooms and family bathroom.

The front of the property overlooks the quiet private courtyard whilst the rear of the property enjoys views over the neighbouring fields. The property benefits from ample parking in the courtyard area leading up to the garage. To the rear of the property is a beautiful lawned garden with a covered patio seating area. In catchment area for excellent primary and secondary schools and with local amenities in close proximity.

The accommodation with approximate measurements briefly comprises:

ENTRANCE PORCH Double glazed window to the front, tile effect flooring and glazed door leading into the lounge.

LOUNGE (23' x 12'5) Multi fuel stove set on a stone hearth within an oak surround. Double glazed window to the rear, feature exposed stone wall, open staircase to the first floor and door to the office area.



LOUNGE

OFFICE AREA (11' x 9'4) Oak beam to ceiling, radiator, built in storage cupboard and wood flooring. Glazed doors lead into the sun room and door to kitchen.



OFFICE AREA

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KITCHEN (15'10 max x 8' max) Fitted kitchen incorporating a free standing electric oven and hob, a 1.5 bowl sink unit with mixer tap, plumbing for dishwasher and space for fridge/freezer. Under counter lighting, tiled splashbacks, original beam to ceiling, tile effect flooring and radiator. Double glazed window to the front, door to courtyard and opening into the utility room.



KITCHEN

UTILITY ROOM (9'5 x 7'5) Wall and base units, plumbing for washing machine, radiator, beam to ceiling, tile effect flooring, double glazed window and door to garage.

SUN ROOM (16'6 x 12'3) Double glazed windows, feature exposed stone wall, two velux windows, radiator, wood flooring and door to the rear garden.



UTILITY ROOM



SUN ROOM

FIRST FLOOR LANDING Loft access, beamed ceiling and doors to bedrooms and family bathroom.

BEDROOM 1 (15'5 max 17' max) Four built in wardrobes, double glazed velux window, beamed ceiling, radiator and door to en-suite shower room.



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EN-SUITE SHOWER ROOM (8'2 max x 6'4 max) Three piece suite comprising of fully tiled shower cubicle, wash hand basin and WC. Tiled walls, heated towel rail, tile effect flooring, double glazed velux window, spotlights and oak beam.



EN-SUITE SHOWER ROOM

BEDROOM 2 (12'7 x 9'5) Radiator, beamed ceiling and double glazed window to front.

BEDROOM 3 (12'4 x 8') Radiator, beamed ceiling and double glazed window to the rear.



BEDROOM 2



BEDROOM 3

BEDROOM 4 (14'10 x 8') Radiator, beamed ceiling and double glazed window to the rear with views over the garden and neighbouring fields.



BEDROOM 4

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FAMILY BATHROOM (12' x 6'2) Four piece suite comprising double walk-in shower cubicle, panelled bath, vanity unit wash hand basin and WC with concealed cistern. Double glazed frosted window, radiator, tiled splashbacks, wood effect flooring and beamed ceiling.



FAMILY BATHROOM

OUTSIDE To the front of the property is a courtyard providing off street parking for three to four vehicles leading up to the garage and outside water tap.

GARAGE / STORE Front access into garage with power supply allowing parking for one vehicle. The remainder of the garage space is portioned off to provide a store area that can be accessed from the utility room.

Generous rear lawned garden with flag stone patio area, outside water tap, shed with log store and gate providing access to the road coming in.



REAR GARDEN

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TENURE We are informed the tenure is Freehold

COUNCIL TAX We are informed the property is in tax band C

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