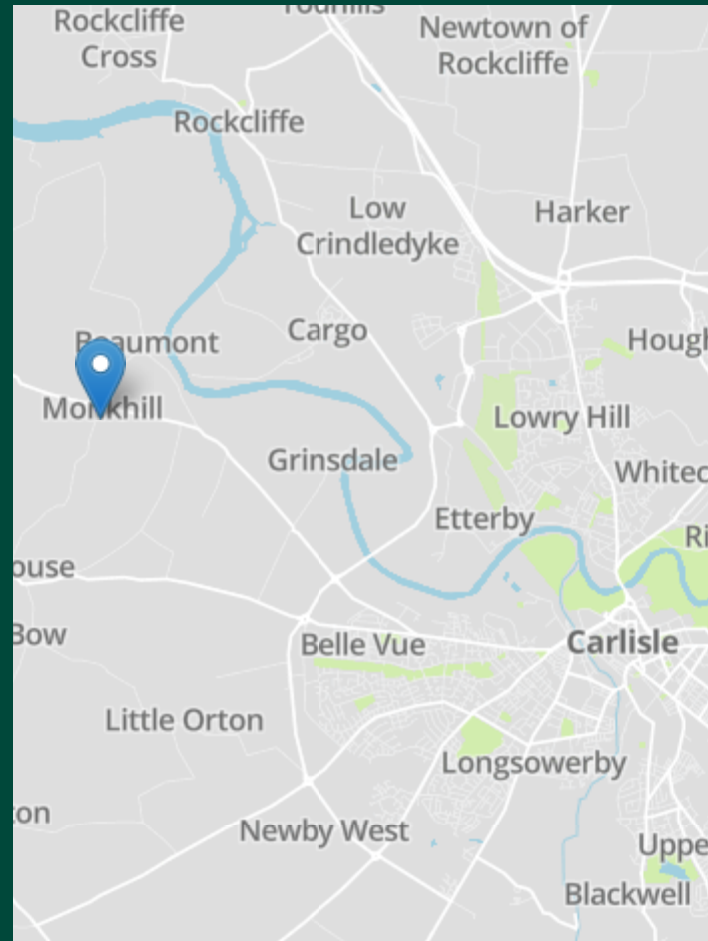


PFK

Guide Price: £135,000

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		93
(92-100) A		
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Ground Floor



First Floor



2 Monkhill Fauld, Burgh-by-Sands, Carlisle, Cumbria, CA5 6DG

- Modern barn conversion
- Allocated parking and rear garden
- Two generous double bedrooms
- Ideal FTB / 2nd home / holiday let
- First floor bathroom & g/f WC
- EPC Rating C

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- 2: No person in the employ of Penrith Farmers' & Kidd's plc has any authority to make or give any representation or warranty in relation to this property;
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LOCATION

Monkhill is a quiet rural hamlet located just 5 miles to the west of the city of Carlisle, situated on the course of a vallum associated with Hadrian's Wall. It's found between the larger villages of Burgh-by-Sands and Kirkandrews-on-Eden and it also has it's own pub, the Drovers Rest.

PROPERTY DESCRIPTION

Fantastic value for money in a rural hamlet to the west of the city, found along the course of Hadrian's Wall you have a local pub and fabulous walks right on your doorstep, making this spacious modern barn conversion a super step onto the property ladder and yet equally enticing to rental investors and even holiday home / holiday let seekers. This two bedroomed home has allocated parking within the courtyard development of similar properties in which it sits and internally the conversion provides light and spacious accommodation comprising entrance porch, WC, dining kitchen and lounge with French doors leading to the rear garden on the ground floor. Upstairs you have the benefit of two generous double bedrooms, a bathroom and lots of built in storage.

GROUND FLOOR

Entrance
1.48m x 1.33m (4' 10" x 4' 4") The property is accessed via a hardwood front door leading into the front porch with velux rooflight, radiator and wall-mounted gas central heating boiler.

WC
1.34m x 0.94m (4' 5" x 3' 1") A front aspect WC fitted with a WC and wall-mounted wash hand basin. Radiator and electrics board.

Kitchen Diner
4.20m x 2.99m (13' 9" x 9' 10") Fitted with a range of beech wall and base units with complementary laminated work surfacing and tiled splashbacks. 1.5 bowl stainless steel sink and drainer with mixer tap. Space for a freestanding fridge freezer, built-in electric oven, 4-ring gas hob with stainless steel chimney over. Inset spotlighting, front aspect window and understairs storage cupboard with space and plumbing for washing machine. Radiator. Stairs to the first floor and door to lounge.

Lounge
5.05m x 3.89m (16' 7" x 12' 9") A rear aspect reception room with french doors to the rear garden. Electric fire, radiator,

FIRST FLOOR LANDING
With large built-in airing cupboard with shelving and doors to all first floor rooms.

Bathroom
2.07m x 1.96m (6' 9" x 6' 5") Fitted with a three piece suite comprising P-shaped bath with shower over, WC and wash hand basin set within vanity unit. Chrome laddered radiator and velux rooflight.

Bedroom 1
3.29m x 2.96m (10' 10" x 9' 9") A rear aspect double bedroom with additional velux rooflight. Built-in storage cupboard, loft access via hatch.

Bedroom 2
4.01m x 3.27m (13' 2" x 10' 9") A front aspect double bedroom with twin windows, built-in storage cupboard. Radiator.

Parking and Gardens
Allocated parking in the courtyard to the front of the property. The rear garden is mainly laid to lawn with pathway, outside tap and shed and a further path to a gated bin storage area.

ADDITIONAL INFORMATION

Referrals and Other Payments
PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee: Napthens, Bendles LLP, Scott Duff & Co Property Lawyers/Conveyancing Service - completion of sale or purchase - £120 to £180 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances - average referral fee earned in 2021 was £233.44; Landmark - EPC/Floorplan Referrals - EPC & Floorplan £66.00, EPC only £24.00, Floorplan only £6.00; Mitchells Co Ltd - £50 per property contents referral successfully processed (worth £300 or more) plus 5% introduction commission on the hammer price of any goods sold from that referral. All figures quoted are inclusive of VAT.

SALE DETAILS

Services: Mains electricity, gas and water. Septic tank drainage. The courtyard residents each pay a cost to the owners at number 3 for the maintenance. This property currently pays £15 per month. We have been informed that the property has a septic tank and would advise any prospective purchaser to check it complies with current standards and rules introduced on 1st January 2020. Gas central heating. Hardwood double glazing installed throughout. Telephone and broadband connections installed subject to BT regulations. Please note the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Viewing: Through our Carlisle office, 01228 558 666.

Directions: The property can be located with the postcode CA5 6DG.

