

# Cumbrian Properties

## The Joiners Shop, Holm Hill, Dalston



**Price Region £370,000**

**EPC-E**

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

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## 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

### 3/ THE JOINERS SHOP, HOLM HILL, DALSTON

**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 x 17' max)** Four built in wardrobes, double glazed velux window, beamed ceiling, radiator and door to en-suite shower room.



4/ THE JOINERS SHOP, HOLM HILL, DALSTON

**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

5/ THE JOINERS SHOP, HOLM HILL, DALSTON

**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

6/ THE JOINERS SHOP, HOLM HILL, DALSTON

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

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

**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.

