

PFK

East Lodge, Houghton, Carlisle, Cumbria CA6 4JN

Guide Price: £395,000





LOCATION

Houghton is a popular village to the north of Carlisle, offering great road links, and superb amenities including a primary school, regular bus service, an active village hall, village store and post office and even a Michelin star restaurant, Lounge on The Green. There is a pub a short walk away at the top of Whiteclosegate and also a popular garden centre with coffee shop, farm shop and fruit and veg stall.

PROPERTY DESCRIPTION

East Lodge is a superb four bedroom detached bungalow, privately located 700m along a farm track that delivers you to this heavenly slice of open countryside to the north of the city, yet only a mile from the village of Houghton.

The accommodation on offer is bright, spacious and flexible. Entering the front door the hallway has doors off to three bedrooms, the family bathroom and into the huge open plan lounge diner, which is flooded with light and fantastic views thanks to the full height picture window on the far side of the room. There is also a multi fuel stove, a door off to the principle bedroom, door to the kitchen and double doors to the sun room. The principle bedroom is a large double and has both built in and a walk in wardrobe, plus a recently fitted ensuite. The kitchen is a cooks dream, with a high spec, high quality finish including beautiful quartz tops and an island. The show stopping room has got to be the sun room, triple aspect with a vaulted ceiling, French doors out to the rear decking and garden and spectacular far reaching views over open countryside to the North Pennines.

ACCOMMODATION

Entrance

Composite front door into the hallway with loft access hatch, radiator, airing/tank cupboard with radiator, doors off to:

Bedroom 1

3.48m x 2.18m (11' 5" x 7' 2")

Double glazed windows to the front and side aspects, radiator.

Family Bathroom

3.48m x 1.74m (11' 5" x 5' 9")

Double glazed window to the side aspect, pedestal wash hand basin, W.C., bath with shower over, radiator. Floor mounted oil central heating boiler located in an enclosed cupboard.

Bedroom 2

3.47m x 2.81m (11' 5" x 9' 3")

Dual aspect room with double glazed windows to the front and side elevations, radiator.

Bedroom 3

3.44m x 3.11m (11' 3" x 10' 2")

Double glazed window to the side aspect, radiator.

Lounge

5.94m x 4.56m (19' 6" x 15' 0")

With multi-fuel stove, radiator, full height picture window to the rear garden with far reaching panoramic views, double doors leading to the kitchen, double doors leading into the sun room, door to bedroom 4.

Kitchen

3.31m x 3.08m (10' 10" x 10' 1")

Recently fitted with a luxury kitchen, gorgeous Quartz worktops, upstands and splashback, 1.5 bowl undermount, composite sink and drainer unit, Quooker tap, high spec built-in appliances including Bosch built-in eye level oven, a microwave oven with warming drawer under, integrated dishwasher, large 4 door free standing American style fridge-freezer (included with the sale), induction hob with chimney extractor over, island unit. A dual aspect room with double glazed windows to the side and rear aspects, pop-up sockets, radiator, inset spotlights and a feature pendant light over the island.

Bedroom 4

3.71m x 3.59m (12' 2" x 11' 9")

Full wall length of built-in wardrobes, two double glazed windows to the side aspect, radiator and doors leading to the ensuite and walk-in wardrobe

Ensuite

2.22m x 1.19m (7' 3" x 3' 11")

Double walk-in shower cubicle, W.C., wash-hand basin inset into vanity unit, towel rail.

Walk-in wardrobe

1.58m x 1.37m (5' 2" x 4' 6")

Space and plumbing for washing machine, space for tumble dryer, extractor fan, shelving and hanging rail

Sun Room

5.58m x 4.22m (18' 4" x 13' 10")

A beautiful, triple aspect room with vaulted ceiling, inset spotlights, two radiators, French doors to the rear garden and far reaching, panoramic countryside views, electric stove

EXTERNALLY

Gardens and Parking

The property has off-street parking and hardstanding areas. Detached garage with power, external power sockets, wrap-around gardens with patio area and mature planting.

ADDITIONAL INFORMATION

Septic Tank

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.

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 LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances - average referral fee earned in 2023 was £222.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

Tenure & EPC

Tenure - Freehold

EPC - D

SALE DETAILS

Mains electricity & water; septic tank drainage; oil-fired central heating, double glazing installed throughout. Please Note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band D

Viewing: Through our Carlisle office, 01228 558 666.

Directions: East Lodge can be located with the postcode CA6 4JN, the property is located 700m along a gravel track and you will identify the turning by a PFK For Sale board on the roadside. Alternatively by using What3Words; ///motoring.dynasties.anthems





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		87
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		

