

# Cumbrian Properties

Forge Side, Parsonby, Aspatria



Price Region £445,000

EPC-E

Detached dormer bungalow | Open views  
1/2 reception rooms | 3/4 bedrooms | 1 bathroom  
Landscaped gardens, garage & drive | Rural location

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## 2/ FORGE SIDE, PARSONBY, ASPATRIA

An immaculately presented, detached dormer bungalow situated in a rural village location with easy access to Cockermouth and the Lake District. The property is double glazed and oil heated and briefly comprises spacious reception hallway, lounge with an impressive stone fireplace housing a cosy log burning stove, kitchen with Range style cooker, integrated appliances and granite worksurfaces, utility room, cloakroom, four piece fully tiled bathroom and sitting room/ground floor bedroom. To the first floor there are two double bedrooms both enjoying fantastic views over the countryside and a third bedroom/study with fitted wardrobes and under eaves storage. Externally the property has beautifully maintained landscaped gardens to the front, side and rear incorporating paved patios, lawn and raised flower beds with garden sheds, log store and coal bunker. Parsonby is situated on the outskirts of Aspatria just a 5 minute drive to local shops and has its own village hall, primary school, play school and church.

The accommodation with approximate measurements briefly comprises:

**Composite front door into spacious entrance hall.**

**ENTRANCE HALL(12'3 max x 11'5 max)** Doors to lounge, sitting room/ground floor bedroom, kitchen and bathroom. Staircase to the first floor and radiator.



ENTRANCE HALL

**LOUNGE (24' x 12'4 max)** Multi fuel stove on a granite hearth with a stunning stone surround, two radiators and double glazed windows to the front and rear.



LOUNGE

3/ FORGE SIDE, PARSONBY, ASPATRIA

**SITTING ROOM/GROUND FLOOR BEDROOM (13'3 x 12'5)** Radiator and double glazed window to the front with views over the fields.



SITTING ROOM/BEDROOM

**KITCHEN (15'9 max x 9' max)** Fitted kitchen incorporating a Rangemaster cooker with extractor hood above, one and a half bowl undermounted sink with mixer tap, granite worksurfaces, brick effect tiled splashbacks, integrated fridge, dishwasher and freezer. Undercounter lighting, radiator, wood effect tiled flooring, double glazed window to the rear and door to utility room.



KITCHEN

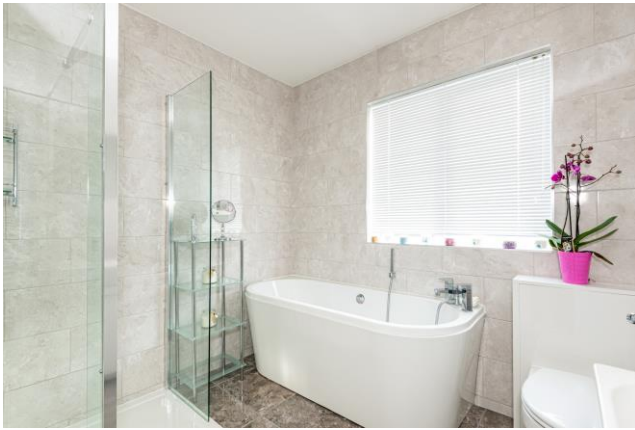
**UTILITY ROOM (11' max x 10'4 max)** Plumbing for washing machine, space for tumble dryer, Belfast sink with mixer tap, wall and base units, cupboard housing the oil boiler, granite worksurfaces, double glazed window and wood effect tiled flooring. Doors to cloakroom and garage, and composite door to the rear garden.



4/ FORGE SIDE, PARSONBY, ASPATRIA

**CLOAKROOM** WC, double glazed frosted window and wood effect tiled flooring.

**BATHROOM (8' x 8')** Four piece suite comprising walk-in fully tiled shower cubicle with waterfall showerhead, panelled bath, WC with concealed cistern and vanity unit wash hand basin. Fully tiled walls, tiled flooring, heated towel rail and double glazed frosted window.



BATHROOM

## **FIRST FLOOR**

**LANDING** Doors to bedrooms, radiator and fitted storage with mirror fronted doors.

**BEDROOM 1 (14' to under eaves x 12'6)** Double glazed Velux window with views over the countryside, double glazed window and radiator.

**BEDROOM 2 (14' max x 12'4 max)** Radiator, double glazed window to the side and double glazed Velux window with views over the countryside.



BEDROOM 1



BEDROOM 2

**BEDROOM 3/STUDY (8' x 6'3 to under eaves storage)** Fitted wardrobes with mirror fronted doors, double glazed Velux window with countryside views, fitted under eaves storage and radiator.

5/ FORGE SIDE, PARSONBY, ASPATRIA

**OUTSIDE** Landscaped front garden incorporating lawn, raised flower beds and steps up to the front door with a paved seating area and block paved driveway leading up to the garage. Side garden, laid to stone chippings, with wooden pergola, paved patio and summer house. To the rear of the property is a private lawned garden bordered by raised flower beds with slate seating area and patio, two garden sheds and pergola. A gate provides access to the side where there is a log store, two coal sheds, coal bunker and gate leading to the front of the property. The property further benefits from outside electrical sockets and water tap.

**GARAGE** Electric up and over door, power and light and double glazed frosted window to the side.



FRONT OF THE PROPERTY



REAR OF THE PROPERTY

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

**COUNCIL TAX** We are informed the property is Tax Band D.

**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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\*UK Rightmove, Market Share Information  
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