

Cumbrian Properties

Nookfield Cottage, Burgh by Sands



Price Region £250,000

EPC-

Detached cottage | Rural location
2 reception rooms | 3 bedrooms | 2 bathrooms
Garage & parking | Low maintenance gardens

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2/ NOOKFIELD COTTAGE, BURGH BY SANDS

A spacious, three bedroom, two reception room, two bathroom, detached cottage situated in the heart of the village of Burgh by Sands. The accommodation is double glazed and gas central heated and has a quirky layout with lots of rural charm briefly comprising of an open plan kitchen/living room with an open staircase off the lounge, patio doors leading to the rear garden and modern kitchen units incorporating a Range style cooker. There is also a cosy snug, utility/office and a four piece ground floor bathroom with a huge circular bath and walk-in shower unit. To the first floor there is a spacious light and airy landing, master bedroom with a generous en-suite bathroom including a Spa bath, double bedroom with feature circular window and views across the fields, and a single bedroom. Externally there is ample parking for three to four vehicles along with a detached garage, garden shed and low maintenance gardens.

Situated just a short walk to the local school, pub and church the property would appeal to both couples and families alike and is sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

UPVC front door into the open plan kitchen/living room.

OPEN PLAN KITCHEN/LIVING ROOM (23' max x 16' max)

KITCHEN AREA Fitted kitchen incorporating a freestanding Range style cooker with five ring gas hob, undermounted sink with mixer tap, feature exposed brick wall, breakfast bar, radiator, double glazed window, wood flooring, ceiling spotlights and opening to the inner hallway.

LOUNGE AREA Pebble effect electric fire, two double glazed windows, radiator, beamed ceiling, double glazed patio doors leading to the rear garden, and open wooden staircase to the first floor.



KITCHEN/LIVING ROOM

3/ NOOKFIELD COTTAGE, BURGH BY SANDS, CARLISLE

INNER HALLWAY Built-in storage cupboard housing the boiler, double glazed window, wood flooring, ceiling spotlights and radiator. Doors to snug, utility/office and bathroom.

SNUG (10' x 9'3) Log effect electric fire, double glazed window, radiator, coving to the ceiling and wood flooring.



SNUG

UTILITY/OFFICE (9'3 x 6'3) Built-in cupboards – one with plumbing for a washing machine, radiator, double glazed window and wood flooring.



UTILITY/OFFICE

BATHROOM (12'9 x 7'9) Four piece suite comprising circular bath, walk-in shower unit, wash hand basin and WC. Part wood panelled walls, ceiling spotlights, radiator, two double glazed frosted windows and wood flooring.



BATHROOM

4/ NOOKFIELD COTTAGE, BURGH BY SANDS, CARLISLE

FIRST FLOOR LANDING Double glazed Velux window, radiator, ceiling spotlights and doors to three bedrooms.

BEDROOM 1 (20' max x 12'9) Double glazed window, three Velux windows, two radiators, ceiling spotlights and door to the en-suite bathroom.



BEDROOM 1

EN-SUITE BATHROOM (12'7 max x 6'4 max) Three piece suite comprising Spa bath, wash hand basin and WC. Double glazed window, ceiling spotlights, tile effect flooring and radiator.



EN-SUITE BATHROOM

BEDROOM 2 (16' to under eaves x 10'8) Double glazed circular window overlooking the fields, double glazed Velux window, ceiling spotlights and radiator.



5/ NOOKFIELD COTTAGE, BURGH BY SANDS, CARLISLE

BEDROOM 3 (8'7 x 8') Double glazed Velux window, radiator and ceiling spotlights.



BEDROOM 3

OUTSIDE To the front of the property there is a driveway providing off-street parking for three to four vehicles leading up to the garage, outside tap and a gate providing access to the rear garden which incorporates lawn, patio seating area and garden shed, with superb views over the countryside.

GARAGE (21' x 10'8)



GARDENS



GARAGE & PARKING



FRONT OF THE PROPERTY

6/ NOOKFIELD COTTAGE, BURGH BY SANDS, CARLISLE



REAR OF THE PROPERTY



VIEW TOWARDS THE HOUSE

TENURE We are informed the tenure is Freehold.

COUNCIL TAX To be confirmed by the vendor.

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EPC TO FOLLOW