

# Cumbrian Properties

10 Rectory Road, Castle Carrock



**Price Region £285,000**

**EPC-D**

Semi-detached property | Rural location  
1 reception | 3 bedrooms | 1 bathroom  
Gardens, driveway for 2 cars & garage | Open aspect

01228 599940  
2 Lonsdale Street, Carlisle CA1 1DB

[www.cumbrian-properties.co.uk](http://www.cumbrian-properties.co.uk)  
[properties@cumbrian-properties.co.uk](mailto:properties@cumbrian-properties.co.uk)

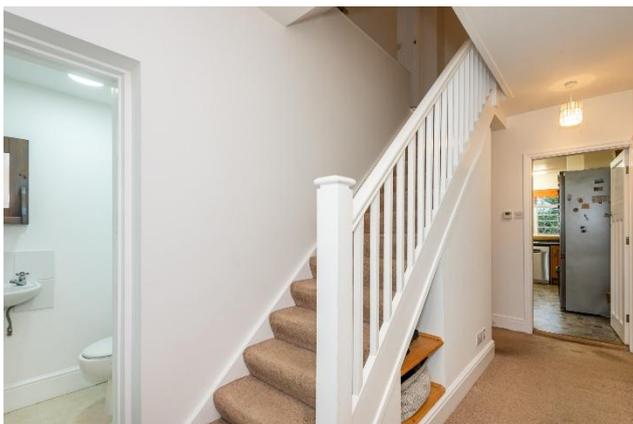
## 2/ 10 RECTORY ROAD, CASTLE CARROCK, BRAMPTON

This stunning three double bedroom semi-detached property offers gardens to the front and rear with an open aspect, driveway and garage. The property is immaculately presented throughout with a quirky layout and comprises entrance hall, 29' dining lounge with cosy log burning stove and French doors leading out to the rear garden, solid wood kitchen with integrated appliances, a separate utility with access into the garage and a practical ground floor cloakroom. To the first floor there are three double bedrooms, all with fitted storage and a spacious three piece bathroom. To the front of the property is a lawned garden, block paved driveway with space for two vehicles and single garage. To the rear of the property is a private lawned garden with patio seating area enjoying an open aspect. Located in the rural location of Castle Carrock, just a ten minute drive into the market town of Brampton, twenty minutes into Carlisle and with good transport links to the A69 Newcastle Road and Junction 43 of the M6.

The accommodation with approximate measurements briefly comprises:

**Entry through composite front door into the entrance hall.**

**ENTRANCE HALL** Frosted glazed window to the front, radiator and doors leading to the dining lounge, kitchen, cloakroom, utility/garage and understairs storage cupboard.



ENTRANCE HALL

**DINING LOUNGE (29' max into the bay window x 10'7 max)** Double glazed bay window to the front, cosy log burning stove set in a brick fireplace with wooden lintel above, double glazed French doors to the rear garden and two radiators.



DINING LOUNGE

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DINING LOUNGE

**DINING KITCHEN (14'5 max x 10'3 max)** Fitted solid wood kitchen incorporating Neff electric oven and grill, Schott four burner electric hob with extractor hood above, plumbing and space for dishwasher and 1.5 stainless steel sink unit with mixer tap. Undercounter lighting, radiator, double glazed window to the front and side, tile effect flooring and door to the rear garden.



DINING KITCHEN

### **UTILITY/GARAGE**

**UTILITY AREA** Plumbing and space for washing machine and dryer, storage and steps down to the garage.

**GARAGE (17'4 x 9'6)** Oil boiler, power and lighting, consumer unit and door to the rear garden.

**CLOAKROOM** Two piece suite comprising wash hand basin and WC. Frosted glazed window, radiator and tiled flooring.

### **FIRST FLOOR**

**LANDING** Built-in storage cupboard and step down and doors to all bedrooms and bathroom.

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**BEDROOM 1 (13' x 10'8)** Range of fitted wardrobes, double glazed window to the front and rear and two radiators.



BEDROOM 1

**BEDROOM 2 (14'3 max into the bay window x 9'6 max)** Range of fitted wardrobes, built-in storage, double glazed bay window to the front and radiator.



BEDROOM 2

**BEDROOM 3 (11' x 9'6)** Range of fitted wardrobes, radiator and double glazed window to the rear with views over the countryside.



BEDROOM 3

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**BATHROOM (9'8 max x 6'7 max)** Three piece suite comprising shower over panelled bath, vanity unit wash hand basin and WC. Fully tiled walls, two frosted glazed windows and radiator.



BATHROOM

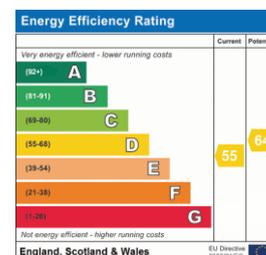
**OUTSIDE** To the front of the property is a lawned garden bordered by mature trees and shrubs and block paved driveway providing off-street parking for two vehicles leading up to the single garage along with gate providing pedestrian access to the rear of the property. To the rear is a generous lawned garden with flagstone patio seating area and an open-aspect, log store, outside water supply and oil tank.



REAR OF THE PROPERTY & GARDEN

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

**COUNCIL TAX** We are informed the property is 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.