

Cumbrian Properties

Home Lea, Culgaith



Price Region £400,000

EPC-E

Detached property | Sought after village location
1 reception | 3 double bedrooms | 1 bathroom | Garden & driveway
Barns with conversion potential | No onward chain

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This three double bedroom detached property benefits from oil central heating and full double glazing and is further enhanced by two barns with conversion potential. The property briefly comprises an entrance leading into a spacious open-plan dining lounge featuring a cosy multi-fuel stove, along with a well-appointed dining kitchen complete with integrated appliances and sandstone flooring. A unique wooden open staircase leads to the first floor, where there are three double bedrooms, including a master with fitted storage, and a four-piece wet room. Externally, the property enjoys a mature, lawned rear garden with elevated flowerbeds, established trees, shrubs, and bushes, as well as a timber-decked seating area. A gated driveway provides access to the rear forecourt, two barns, both of which benefit from power, lighting, and additional loft space with conversion potential.

The fully double glazed and oil central heated accommodation with approximate measurements briefly comprises:

Entrance to the property leads into the open plan dining lounge.

OPEN PLAN DINING LOUNGE (30' x 14'5) Double glazed UPVC windows to the front and to the side, two radiators, multi-fuel stove, door to the dining kitchen and open staircase to the first floor.



OPEN PLAN DINING LOUNGE

DINING KITCHEN (29' x 9') Fitted kitchen incorporating fitted worktops and wall and base units, ceramic sink with mixer tap, integrated dishwasher, integrated washing machine, five burner hob, a range master style oven, extractor hood above and a second integrated eye level oven. Tiled splashback, double glazed UPVC windows to the rear, radiator, sandstone flooring, frosted double glazed UPVC door leading to the side entrance porch.



DINING KITCHEN

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FIRST FLOOR

LANDING Double glazed UPVC window to the front, doors leading to three bedrooms, family bathroom and built-in shelved storage cupboard.

BEDROOM 1 (14'5 x 13') Double glazed UPVC window to the front, radiator and fitted wardrobes and cupboards.



BEDROOM 1

BEDROOM 2 (16' x 12') Double glazed UPVC window to the front and radiator.



BEDROOM 2

BEDROOM 3 (12' x 8'5) Double glazed UPVC window to the rear and radiator.



BEDROOM 3

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WET ROOM (8' x 5'5') Four piece suite comprising panelled bath with mixer tap and shower attachment, walk-in shower, wash hand basin and WC. Tiled splashback and frosted double glazed UPVC window to the rear.



WET ROOM

OUTSIDE To the rear of the property is a tiered garden with lawn, elevated flowerbeds, mature trees, bushes and shrubs, a timber decked area, slated shillies and with the added benefit of two barns. To the front of the property is a gated driveway and side access to the property, garden and barns.

BARN 1 (15'5 x 10') Power and lighting.

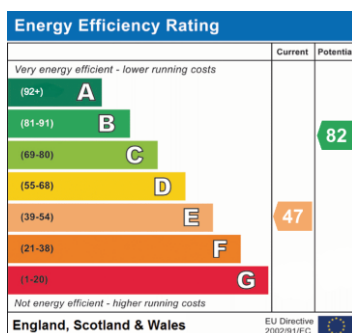
BARN 2 (26' x 16'5) Power, lighting and water. Steps up to the first floor for additional loft storage space.



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TENURE We are informed the tenure is Freehold.

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



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