

# Cumbrian Properties

## Calva, Upton, Caldbeck



**Price Region £540,000**

**EPC-F**

Detached house | Popular rural location  
2 reception rooms | 5 bedrooms | 2 bathrooms  
Gardens and parking | On the fringe of the Lake District

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## 2/ CALVA, UPTON, CALDBECK

A unique, well-presented, five bedroom, two bathroom detached property with gardens and off-street parking situated in the heart of the village of Caldbeck. This spacious property is double glazed and oil central heated and briefly comprises entrance porch, utility room with cloakroom, lounge with open fire, dining kitchen with French doors to the rear garden and a Rangemaster style cooker, and a rear sitting room with French doors to the patio enjoying views over the private garden and spiral staircase leading to the master bedroom. To the first floor there are three double bedrooms, all with fitted storage, single bedroom/office, modern family bathroom and beautiful master bedroom with three piece en-suite shower room, a stunning vaulted beamed ceiling and views over the garden and playing field beyond. To the front of the property is a courtyard style garden and off-street parking for up to five vehicles. To the rear is a sandstone patio seating area and steps leading up to a private lawned garden with an open aspect. Situated in the highly desirable village of Caldbeck which has its own primary school, doctors' surgery, café, shop, petrol station and pub. With easy access to the amenities of Carlisle and Wigton and just a short drive to Keswick in the Lake District National Park.

The accommodation with approximate measurements briefly comprises:

### **Composite front door into entrance porch.**

**ENTRANCE PORCH** Tiled flooring, double glazed window, Worcester boiler and doors to the utility room and entrance hall.

**UTILITY ROOM** Plumbing for washing machine, space for tumble dryer, Belfast sink, WC, tiled flooring and double glazed window.

**ENTRANCE HALL** Composite glazed door to the front of the property, staircase to the first floor, wood flooring, radiator, doors to lounge and dining kitchen.

**LOUNGE (14'9 x 11'4 max)** Open fire set on a tiled hearth, built-in shelving, wood flooring, radiator and double glazed windows to the front and side elevations.



LOUNGE

**DINING KITCHEN (25'4 x 10')** Fitted kitchen incorporating an electric Range master style oven with a five burner electric hob, stainless steel sink with mixer tap, tiled splashbacks, plumbing for dishwasher and space for an under counter fridge and freezer. Double glazed window to the side, radiator, tile effect flooring and double glazed window overlooking the sitting room. Glazed door to sitting room and double glazed composite doors lead out to the rear garden.

### 3/ CALVA, UPTON, CALDBECK



DINING KITCHEN

**SITTING ROOM (20'9 max x 16'4 max)** Pebble effect electric fire on a tiled hearth, two double glazed windows overlooking the rear garden and composite French doors leading out to the patio. Study area with double glazed window to the front, wood flooring, beamed ceiling, two radiators and a stunning spiral staircase leading to the master bedroom.



SITTING ROOM

### **FIRST FLOOR**

**LANDING** Double glazed window to the front, built-in storage cupboard housing the hot water cylinder, and access to a partially boarded loft, with electric, via a drop down ladder. Doors to bedrooms 2, 3 and 4, family bathroom and office/bedroom 5.

**BEDROOM 2 (13'5 x 11'4)** Double glazed window to the rear, radiator and built in wardrobe.

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**BEDROOM 3 (11'6 x 8'10)** Double glazed window to the front, radiator and built-in wardrobe.



BEDROOM 2



BEDROOM 3

**BATHROOM (10'5 x 7')** Four piece suite comprising shower over panelled bath, WC and double sink unit over vanity unit. Double glazed window, wood effect flooring, boarded walls and heated towel rail.



BATHROOM

**BEDROOM 4 (11'7 x 10')** Double glazed window to the side, built-in wardrobes and door to the master bedroom.



BEDROOM 4

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**MASTER BEDROOM (20' x 13'6)** With a stunning vaulted beamed ceiling, two double glazed windows to the rear enjoying an open aspect over the playing field, double glazed window to the side, wood flooring, radiator and door to the en-suite shower room.

**EN-SUITE SHOWER ROOM** Three piece suite comprising fully boarded shower cubicle, wash hand basin and WC. Part tiled walls, tile effect flooring, heated towel rail and double glazed frosted window.



MASTER BEDROOM WITH EN-SUITE

**OFFICE/BEDROOM 5 (8'10 x 8'3)** Double glazed window to the front, radiator and built in timber frame for a single mattress.

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**OUTSIDE** To the front of the property is a forecourt garden with floral borders housing well-established trees and plants along with driveway parking for up to five vehicles. A gate provides pedestrian access to the rear of the property. Sandstone patio to the rear with well-established floral borders and steps leading up to a private lawned garden with garden shed and greenhouse. A gate provides access to the side of the property.

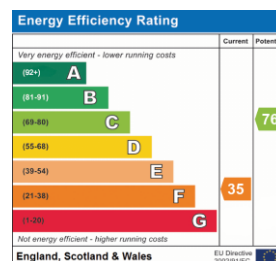


GARDENS

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

**COUNCIL TAX** To be confirmed by the vendor.

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