



23 & 24A ARLECDON ROAD | ARLECDON | CUMBRIA | CA26 3UX

PRICE £390,000





SUMMARY

To say this is a rare opportunity would be an understatement because detached period homes that tick this many boxes just don't come to the market! If you are a car enthusiast or tradesperson the 23'x'15' garage with a second 23' garage beside and a workshop behind will have you excited. If you own a pony or horse and are tired of paying livery charges there is a large paddock with storm shelter and separate vehicular access directly behind the house which will excite you, and if you were wanting a letting property for extra income or an Airbnb then the adjoining three bedroom cottage attached to the back of the house will have you wanting to book a viewing! The property will benefit from a little upgrading in places and the main house includes a living room, study, dining room, a modern kitchen/breakfast room, utility, WC, four bedrooms and bathroom. The cottage includes a living room, kitchen, ground floor bathroom and three first floor bedrooms. Both properties have separate enclosed gardens in addition to the paddock behind and the main house has a solar installation on the rear roof. As we said, a very rare opportunity...

EPC band C (No.23) and D (No.24a)

MAIN HOUSE VESTIBULE

A part double glazed door opens into vestibule with part glazed door to Dining room

DINING ROOM

Double glazed window to front, double radiator, storage cupboard, space for table and chairs, doors to kitchen & living room

LIVING ROOM

A double aspect room with double glazed windows to front and side, gas living flame fire with surround, double radiator, door to stairs leading to first floor, under stairs cupboard, door leading into office room

OFFICE ROOM

An internal room without windows, space for desk and power sockets, double radiator, storage cupboard.

KITCHEN/BREAKFAST ROOM

Double glazed window to rear, fitted range of modern base and wall mounted units with work surfaces, single drainer sink unit with tiled splashback, electric hob with extractor and eye level oven, fitted microwave, integrated fridge freezer and dishwasher, space for table and chairs, tiled floor, vertical ladder style radiator, door to utility

UTILITY ROOM

Double glazed window to side, part glazed door to garden and to garage, space for washing machine and tumble dryer with work surface over, built in cupboard, door to WC, tiled floor

GROUND FLOOR WC

Hand wash basin and low level WC with macerator

FIRST FLOOR LANDING

Doors to rooms, access to loft space

BEDROOM 1

Double glazed window to front, built in wardrobes along one wall, double radiator

BEDROOM 2

Double glazed window to side, radiator, built in double wardrobe

BEDROOM 3

Double glazed window to front, built in double wardrobe, radiator

BEDROOM 4

Double glazed window to side, radiator, built in double wardrobe, access to loft space

BATHROOM

Double glazed window to rear, raised area with panel bath and shower attachment plus separate double shower enclosure and thermostatic shower unit, pedestal hand wash basin, low level WC, extractor fan, tiled walls, chrome towel rail, walk-in cupboard housing combi boiler

COTTAGE ACCOMMODATION ENTRANCE HALL

A double glazed door on the side of the main house leads into hall with stairs to first floor, under stairs cupboard, radiator, dado rail, doors to kitchen & living room



KITCHEN

Two double glazed windows to side, fitted range of base and wall mounted units with work surfaces, single drainer sink unit, gas hob with extractor and oven, space for fridge freezer, double radiator

LIVING ROOM

Double glazed window to rear, part double glazed door to garden, double radiator, door to inner hall

INNER HALL

Doors to bathroom and store, space for washing machine

BATHROOM

Double glazed window to rear, panel bath with electric shower unit, pedestal hand wash basin, low level WC. Double radiator, tiled areas, tile effect flooring

STORE ROOM

Plenty of storage, coat hooks, wall mounted combi boiler

FIRST FLOOR LANDING

Double glazed window to side, doors to rooms, dado rail, loft access

BEDROOM 1

Double glazed window to side, vaulted ceiling with exposed purlins, double radiator

BEDROOM 2

Double glazed window to rear with views, built in double wardrobe, double radiator

BEDROOM 3

Double glazed window to rear, double wardrobe, double radiator, loft access

EXTERNALLY

At the front a door on the roadside leads into main house and a path at the right side leads down to the cottage front door, plus access to the cottage garden. To the side a large forecourt provides parking for three vehicles in front of the garages. Detached garage building with main area 23'x'15' with twin opening doors, power, light and stairs leading up to mezzanine storage area. Opening into second garage to one side 23'x'8.10 with twin opening doors. An opening at the back of garage 1 leads into workshop 15'x'7.4 with door at side into garden. A further opening leads into a useful store room.

Each property enjoys a private garden. The Cottage is laid to lawn with patio and planted flower beds. The main house includes a side gate onto forecourt, a generous patio terrace accessing garage, lawn and borders plus greenhouse. A gate in far end leads into paddock. The paddock lies behind the property and is around 1 acre in size. Road access at side via 5 bar gate, storm shelter plus feed store. Timber summerhouse at far end with veranda

AGENTS NOTE

The seller owns a further paddock of approximately one acre located close by on the lane to Asby. this could be purchased separately if desired to allow for horse rotation.

ADDITIONAL INFORMATION

To arrange a viewing or to contact the branch, please use the following:

Branch Address:

58 Lowther Street, Whitehaven, Cumbria, CA28 7DP

Tel: 01946 590412

whitehaven@lillingtons-estates.co.uk

Council Tax Band: Each property is band A

Tenure: Freehold for Cottage, Assumed freehold for main house

Services: Mains water, gas & electric are connected, mains drainage. Solar installation on main house

Fixtures & Fittings: Carpets, two hobs ovens and extractors, integrated microwave, dishwasher and fridge freezer in main house, storm shelter and summer house, greenhouse

Broadband type & speed: Standard 7Mbps / Superfast 60Mbps

Known mobile reception issues: All ok outside but all provides may have issues inside

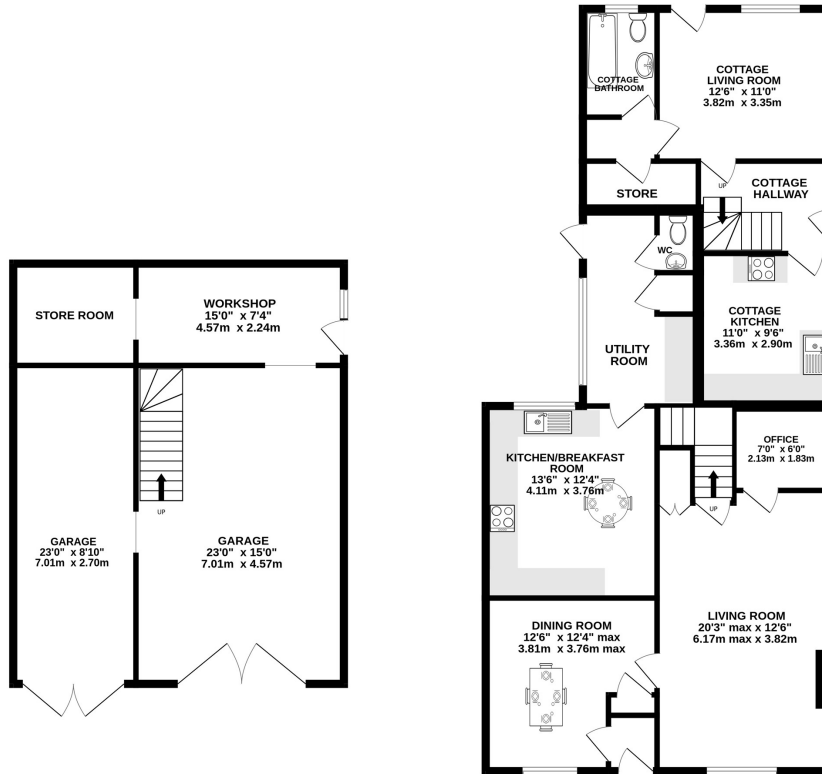
Planning permission passed in the immediate area: None Known. The property is not listed

DIRECTIONS

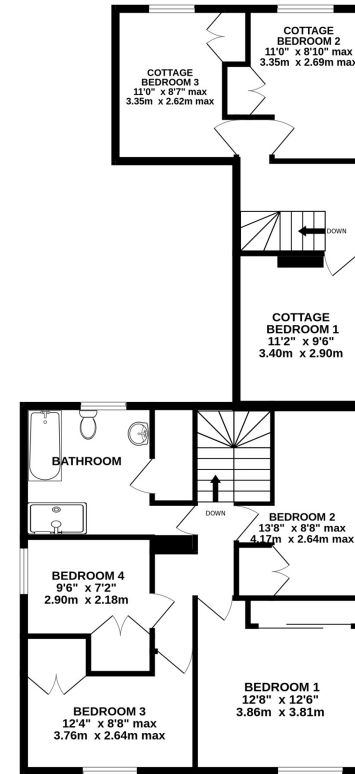
From Cockermouth head south on the A5086 towards Egremont, passing turns for Dean, Ullock and Asby. Enter the village of Rowrah and pass the car dealer, heading uphill into Arlecdon. Turn right into Arlecdon Road and crest the brow, where the property will then be situated on the left hand side of the road



GROUND FLOOR
1887 sq.ft. (175.3 sq.m.) approx.



1ST FLOOR
1020 sq.ft. (94.7 sq.m.) approx.



TOTAL FLOOR AREA : 2907 sq.ft. (270.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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www.lillingtons-estates.co.uk

58 Lowther Street, Whitehaven, Cumbria CA28 7DP Tel: 01946 590412

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		92
(81-91)	B		
(69-80)	C	77	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			