

Cumbrian Properties

Stoneywath Farm, Cotehill



Price Region **£375,000**

EPC-

Semi-detached property | Stunning countryside views
1 reception room | 4 double bedrooms | 1 bathroom
Front & rear gardens | Driveway & double garage

2/ STONEYWATH FARM, COTEHILL, CARLISLE

Stoneywath Farm is nestled in serene countryside between Cotehill and the A6. This property boasts a generous 26' dining lounge, perfect for family gatherings and entertaining guests. The room is bathed in natural light, thanks to the French doors that open directly onto the picturesque rear garden, creating a seamless indoor-outdoor living experience. The home features four spacious double bedrooms and the modern shower room on the first floor adds a touch of contemporary elegance to the farmhouse aesthetic. As you step into the house, you are greeted by a welcoming entrance hall that leads to a convenient cloakroom. The dining kitchen, well-appointed and designed for functionality, makes meal preparation a joy while allowing the family to dine together comfortably. Outside, the property is surrounded by beautifully maintained gardens. The front garden is neatly lawned, providing a green, welcoming frontage. A driveway offers ample parking space and leads to the double garage, which includes an attached workshop – ideal for DIY projects or additional storage. The rear garden is a true highlight, featuring a well-kept lawn and a delightful patio area. Here, you can enjoy al fresco dining or simply relax while taking in the stunning, uninterrupted views of the rolling countryside. This outdoor space is perfect for children to play, for gardening enthusiasts, or for anyone looking to unwind in a peaceful, rural setting. Stoneywath Farm combines the charm of countryside living with the practicality needed for modern family life, making it an ideal home for those looking to escape to a tranquil yet convenient location.

The accommodation with approximate measurements briefly comprises:

Composite front door into the entrance hall.

ENTRANCE HALL (15' x 10'5) Radiator, UPVC double glazed window to the front, shelved understairs storage cupboard with light and staircase to the first floor with UPVC double glazed window to the front. Doors to cloakroom and dining lounge.



ENTRANCE HALL

CLOAKROOM (7' x 5'5) Two piece suite comprising WC and wash hand basin. Radiator and coving to the ceiling.

DINING LOUNGE (26'3 x 14'3) UPVC double glazed windows to the front and side, UPVC double glazed French doors to the rear garden, open fire, two radiators, coving to the ceiling and door to dining kitchen.

3/ STONEYWATH FARM, COTEHILL, CARLISLE



DINING LOUNGE

DINING KITCHEN (16'3 x 15') Fitted kitchen incorporating an eye-level oven and grill, four ring gas hob with extractor hood above, sink unit, plumbing for washing machine and dishwasher. Tile effect vinyl flooring, radiator, wall mounted boiler, coving to the ceiling, dado rail, UPVC double glazed windows to the rear and UPVC double glazed frosted door to the rear.



DINING KITCHEN

FIRST FLOOR LANDING Loft access, built-in shelved storage cupboard housing the hot water tank, doors to bedrooms and shower room.

BEDROOM 1 (13'7 x 12') UPVC double glazed window to the front, radiator, built-in wardrobes and cupboards.



BEDROOM 1

4/ STONEYWATH FARM, COTEHILL, CARLISLE

BEDROOM 2 (14' x 11') UPVC double glazed window to the rear and radiator.



BEDROOM 2

BEDROOM 3 (14' x 10'4) UPVC double glazed window to the rear and radiator.



BEDROOM 3

BEDROOM 4 (12' x 10'6) UPVC double glazed window to the front and radiator.



BEDROOM 4

SHOWER ROOM (9'7 x 7'6) Recently fitted three piece suite comprising walk-in shower with rainfall shower head and shower attachment, wash hand basin and WC with concealed cistern. Wood effect laminate flooring, aqua panelled splashbacks, heated towel rail, coving to the ceiling and UPVC double glazed frosted window to the rear.

5/ STONEYWATH FARM, COTEHILL, CARLISLE



SHOWER ROOM

OUTSIDE Lawned front garden with floral borders, gravelled driveway parking and **DOUBLE GARAGE** with attached workshop. Good size, south-facing, lawned rear garden with paved patio, borders housing a variety of mature shrubs and bushes and enjoying stunning views over the neighbouring countryside.



GARDENS & GARAGE



VIEW

6/ STONEYWATH FARM, COTEHILL, CARLISLE

TENURE We are informed the tenure is Freehold.

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

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EPC TO FOLLOW

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more than

455

properties listed in our
Carlisle office

more than

390

properties sold from
our Carlisle office

we sold

255

more properties than
our closest competitor

we have over

500

Google reviews with a
4.9/5 Google Rating

*UK Rightmove, Market Share Information
from 31/01/2023 - 31/01/2024, CA1 to CA8

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