

Cumbrian Properties

1 Beech Tree Yard, Blennerhasset



Price Region £215,000

EPC-D

End of terrace upside down cottage | Village location
1 reception room | 3 bedrooms | Original features
Stunning kitchen | Generous gardens

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If you are dreaming of a country cottage in a peaceful rural location with a gorgeous garden to grow your own fruit and veg then look no further, 1 Beech Tree Yard offers everything you could want from a quirky rural cottage. Laid out over three floors the characterful upside down property is double glazed and gas central heated with stunning original features throughout. The entrance porch and hall provide a handy space for coats and shoes and leads to two ground floor double bedrooms, four piece family bathroom and a handy utility room which also has access to the outside. To the first floor the spacious dining lounge has breathtaking features such as vaulted ceiling with original oak beams, multi fuel stove and original wooden flooring. The dining kitchen provides plenty of space for entertaining. The recently fitted kitchen, with wooden worksurfaces, features an island unit along with plenty of storage, Range style cooker and a multi fuel stove. To the second floor there is an occasional bedroom 3/office with plenty of eaves storage and a modern en-suite cloakroom. The potential outside is fantastic with an generous detached garden accessed across a small shared courtyard, well-established with fruit trees, plants, garden pond and an adjoining vegetable garden. Blennerhasset is a pretty village with an active community which has its own school, village pub and active village hall. The nearest shops at Aspatria are less than a 10 minute drive with Cockermouth, Carlisle and Keswick in the Lake District all accessible in 20 – 30 minutes.

The accommodation with approximate measurements briefly comprises:

UPVC front door into entrance porch.

ENTRANCE PORCH Tiled flooring, handy storage area for coats and shoes, and step up to a landing with a frosted glazed window, exposed stone wall, staircase to the first floor, radiator and step down the entrance hall.

ENTRANCE HALL Two built-in storage cupboards, ceiling spotlights and feature wood panelled wall. Doors to bedrooms 1 and 2 and bathroom.

BEDROOM 1 (14'8 max x 14'6 max) Original stone fireplace with potential for an open fire, double glazed window to the front, radiator, beamed ceiling, part wood panelled wall and window seat.



BEDROOM 1

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BEDROOM 2 (12'9 max x 9'8 max) Fitted wardrobes, radiator and double glazed window with a tiled window seat.



BEDROOM 2

BATHROOM (12'7 x 6'8) Four piece suite comprising walk-in shower cubicle, panelled bath, wash hand basin and WC. Part tiled walls, panelled ceiling, heated towel rail and radiator.

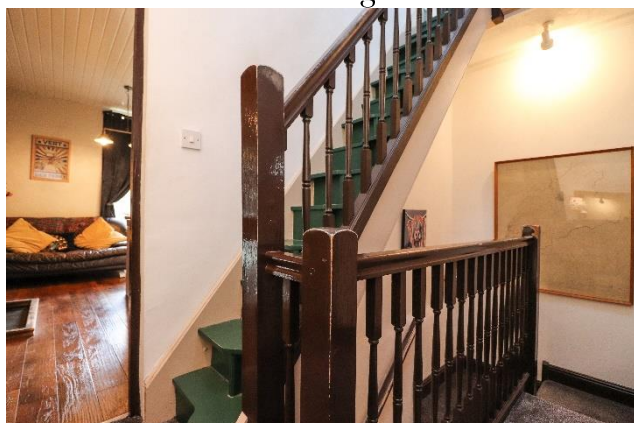


BATHROOM

UTILITY (9'3 max x 6'4 max) Plumbing for washing machine, Belfast sink, radiator and UPVC door to the garden.

FIRST FLOOR

LANDING Doors to dining lounge and dining kitchen, staircase to the second floor, radiator and beamed ceiling.



FIRST FLOOR LANDING

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DINING LOUNGE (20' x 15') Double glazed windows to the front and rear, four Velux windows, stunning vaulted beamed ceiling, multi fuel stove on a stone hearth, two radiators, original wood flooring and feature exposed stone wall.



DINING LOUNGE

DINING KITCHEN (14'7 x 13'3) Fitted kitchen incorporating a Range style cooker with seven ring gas hob and extractor hood above, kitchen island with sink unit with mixer tap and electrical sockets, wooden worksurfaces, one and a half bowl sink unit with mixer tap, plumbing for dishwasher, space for fridge, under counter lighting, cupboard housing the Worcester combi boiler, original wood flooring, multi fuel stove in a stone fireplace, radiator, double glazed window, panelled ceiling and built-in storage cupboard.



DINING KITCHEN

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DINING KITCHEN

SECOND FLOOR

LANDING Door and step up to occasional bedroom 3/office, two double glazed Velux windows and beamed ceiling.

OCCASIONAL BEDROOM 3/OFFICE (14' max x 9' to under eaves) Under eaves storage cupboard, built-in storage, two double glazed Velux windows, radiator, beamed ceiling and door to cloakroom.



BEDROOM 3 / OFFICE

CLOAKROOM (6' x 4'9) Two piece suite comprising vanity unit wash hand basin and WC with concealed cistern. Tiled splashbacks and beamed ceiling.



CLOAKROOM

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OUTSIDE To the rear of the property is a detached garden accessed across a small shared courtyard incorporating generous well-established lawns with trees, fruit trees and plants with an adjoining vegetable garden, outside tap and garden shed. The property also benefits from two parking spaces to the front of the property.



GARDENS

TENURE We are informed the tenure is Freehold

COUNCIL TAX We are informed the property is in 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.

