Lime Tree House, Station Rd, Cumwhinton

Cumbrian
PROPERTIES

Lime Tree House, Station Road, Cumwhinton, Carlisle

We are pleased to offer this well-presented, generously proportioned five bedroom home with easily maintained gardens, superb integral double garage with working pit and constructed to an extremely high standard that may be incorporated into the main property as additional living accommodation (subject to planning approval).

Located just off the main thoroughfare of the ever-popular village of Cumwhinton within close proximity to the primary school and village shop and only a few minutes' walk to the village pub. Bus route towards Carlisle and easy access to the M6 motorway at junction 42. Further amenities are available in the neighbouring village of Wetheral, 2 miles east and Scotby, 2 miles.

Price: £425,000
NO ONWARD CHAIN

Ground Floor

- Entrance hall
- Breakfast kitchen
- Dining room
- Conservatory
- Lounge
- Utility room
- Cloakroom/WC

First Floor

- Galleried landing
- Bedroom 1 with en-suite bathroom
- Study/Bedroom 5
- Family bathroom
- Bedroom 2
- Bedroom 3
- Bedroom 4

Outside

- Easily maintained gardens
- Driveway and turning area
- Integral double garage with working pit

Open fronted entrance porch into the entrance hall.
ENTRANCE HALL Impressive staircase with galleried landing, understairs cupboard, moulded ceiling with Velux rooflight, exposed stonework and doors to rooms.
BREAKFAST KITCHEN An extensive range of oak fitted kitchen units to all walls incorporating a Belfast pot sink. Navy Rayburn, integrated fridge freezer, integrated dishwasher and microwave. Feature vaulted beamed ceiling with concealed lighting, ceramic tiled flooring and door to inner hall.
INNER HALL Glazed doors to the garden, doors to lounge and dining room.
DINING ROOM Octangle room enjoying a pleasant outlook over the garden. Door to conservatory.
CONSERVATORY Vaulted beamed ceiling, windows and patio doors to the rear garden, and double glazed doors to the lounge.
LOUNGE Feature brick fireplace with solid wood mantle housing a gas stove on a stone hearth. Wall lights and windows to the rear garden.
UTILITY ROOM Stainless steel sink unit, Bosch washing machine, Bosch tumble dryer, window and door to the rear garden.
CLOAKROOM/WC Vanity unit.
FIRST FLOOR
GALLERIED LANDING Overlooking the entrance hall with vaulted beamed ceiling incorporating a Velux rooflight, two fitted airing cupboards, doors to bedrooms and bathroom.
BEDROOM 1 A generously proportioned bedroom with a full wall of fitted wardrobes, loft access, windows to the rear garden and door to en-suite bathroom.
EN-SUITE BATHROOM Feature Spa bath and power shower, Bloomsbury Victorian style WC and pedestal wash hand basin. Fully tiled walls and flooring, recessed spotlights and airing cupboard.
STUDY/BEDROOM 5 Feature beamed ceiling.
FAMILY BATHROOM Comprising shower cubicle, bath with telephone style shower attachment from mixer tap, Bloomsbury wash hand basin and WC.
BEDROOM 2 A double bedroom with a rural outlook over the front garden.
BEDROOM 3 A double bedroom with a rural outlook over the front garden.
BEDROOM 4 Sloping ceiling with two Velux rooflights and recessed spotlights.

OUTSIDE The property benefits from easily maintained gardens. The front garden has an extensive pavioured driveway and turning area providing parking for four cars in front of the double garage. The side and rear gardens have pavioured patio and footpaths, mature planting and neat lawned area with further garden area fronting the main road through the village.
INTEGRAL DOUBLE GARAGE Immaculate condition with working pit, two double glazed windows and two remote controlled shutters.

COUNCIL TAX BAND To be confirmed by the vendor.
SERVICES Mains water, gas and electricity are connected.
TENURE Tenure is Freehold with vacant possession.
VIEWING Cumbrian Properties ELA Ltd, 1 Lonsdale Street, Carlisle. Tel: 01228 599940

EPC AND FLOOR PLAN TO FOLLOW