

# PFK

2 High Cummersdale Farm House, The Square, Cummersdale, Carlisle CA2 6BG

Guide Price: £350,000









## LOCATION

Cummersdale is a sought after village located just 3 miles to the west of the city of Carlisle roughly halfway between the city and the village of Dalston. It is in a superb commuter location with easy access to the A595 and both the northern bypass and the under construction southern bypass. The village has a sought after primary school with a Good OFSTED and is in the catchment area for Caldew Secondary at Dalston, which also rated as Good by OFSTED. There are some lovely long riverside walks, easily accessible along the banks of the Caldew, which lead you into the city or through to Dalston.

## PROPERTY DESCRIPTION

Found in the heart of the village of Cummersdale this superb family home is presenting a very exciting opportunity with huge scope and large flexible spaces this property is a must view.

The ground floor offers an incredible amount of space, with two large reception rooms, a large kitchen, cloakroom WC and utility room, plus the former stable has been incorporated into the accommodation giving an additional 37sqm of living space. But wait, that is not all, there is a sandstone building in the rear garden offering a further 23sqm of space which would make a great playroom / workshop / home office, the sheer volume of space on offer here really does need to be viewed to be appreciated.

The first floor has three double bedrooms, one with a large walk in dressing room with built in wardrobes and a spacious family bathroom.

Externally you will find the location is central yet set back and secluded with a front lawn and patio area. The rear offers vehicle access and private parking and a low maintenance enclosed garden.

## ACCOMMODATION

### Entrance

Half-glazed hardwood front door with glazed toplight leading into a large hallway with radiator, doors leading off to reception rooms 1, 2 and kitchen.

### Reception 1

4.51m x 4.26m (14' 10" x 14' 0") Double glazed window to the front aspect, open fire, radiator.

### Reception 2

4.53m x 3.38m (14' 10" x 11' 1") Double glazed window to the front aspect, radiator and cornice.

### Kitchen

6.51m x 2.99m (21' 4" x 9' 10") Open to the main staircase with double height, double glazed window to the rear elevation. Two large, understairs storage cupboards, door leading into the inner hallway and door to the rear garden, two radiators. The kitchen is fitted with a range of wooden wall and base units with laminated worktops, tiled splash-backs, stainless steel sink and drainer unit with mixer tap, space and plumbing for free-standing dish-washer, integrated double electric oven and grill, glass electric hob and canopy extractor over, double glazed window to the rear.

### Inner Hallway

Glazed doors leading into the cloakroom W.C.

### Cloakroom W.C.

2.28m x 1.97m (7' 6" x 6' 6") With W.C., pedestal wash-hand basin, double glazed window to the rear, radiator, shelving and hanging rail.

### Utility Room

3.83m x 2.14m (12' 7" x 7' 0") Double glazed window to the rear, radiator, a retro 1950's English Rose stainless steel double sink and drainer unit with mixer tap. Space and plumbing for washing machine, space for tumble dryer, space for multiple, under-counter fridge and freezers. Further kitchen wall units and laminated worktops. Glazed door leading to into the stable.

### Stable

3.38m x 3.13m (11' 1" x 10' 3") Split-level room, the lower level being 2 steps down from utility room. Two built-in storage cupboards, one of which houses the gas central heating boiler. Half-glazed, hardwood door leading out to the rear parking and garden area.

### Upper Stable Level

5.45m x 4.98m (17' 11" x 16' 4") With double glazed window to the front aspect, radiator, feature exposed stone walls, old stable hooks, exposed beams, built-in shelving.

## FIRST FLOOR

### Landing

With doors leading off to:

### Bathroom

2.97m x 2.06m (9' 9" x 6' 9") Double glazed window to the rear aspect, extractor fan, loft access hatch, pedestal wash-hand basin, W.C., bath with shower over and heated towel rail.

### Bedroom 1

5.28m x 4.52m (17' 4" x 14' 10") Two double glazed windows to the front elevation, two radiators, coving and built-in storage cupboard.

### Bedroom 2

4.52m x 3.64m (14' 10" x 11' 11") Double glazed window to the front elevation, radiator and coving.

### Bedroom 3

2.98m x 2.47m (9' 9" x 8' 1") Double glazed window to the rear elevation, radiator and door leading into the dressing room.

### Dressing Room

3.58m x 3.31m (11' 9" x 10' 10") Double glazed window to the rear elevation and radiator, full wall of sliding door wardrobes with hanging rail and drawers.

## EXTERNALLY

### Garden and Parking

To the front of the property there is a shared pedestrian access gate which also leads to No. 1 High Cummersdale Farm House. Path with lawned garden to one side leading to the front door, small patio area in front of the front door and front reception room. To the rear of the property is the parking area, low maintenance artificial grass covered garden area and sandstone built stable block housing the Den.

### Den

6.51m x 3.59m (21' 4" x 11' 9") Glazed door and side panel, large garden room which has potential for multiple uses.

## ADDITIONAL INFORMATION

### Tenure & EPC

Tenure - Freehold  
EPC rating D.

### Referrals and Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee: Napthens, Bendles LLP, Scott Duff & Co Property Lawyers/Conveyancing Service - completion of sale or purchase - £120 to £180 per transaction; Pollard & Scott/Independent Mortgage Advisors - arrangement of mortgage & other products/insurances - average referral fee earned in 2022 was £260.48; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

## SALE DETAILS

### SERVICES

Mains electricity, gas, water & drainage; gas central heating; double glazing installed throughout; telephone & broadband connections installed subject to BT regulations. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band D

Viewing: Through our Carlisle office, 01228 558 666.

Directions: 2 High Cummersdale Farmhouse can be located with the postcode CA2 6BG and identified by a PFK For Sale board. Alternatively by using What3Words: ///camp.warns.herb

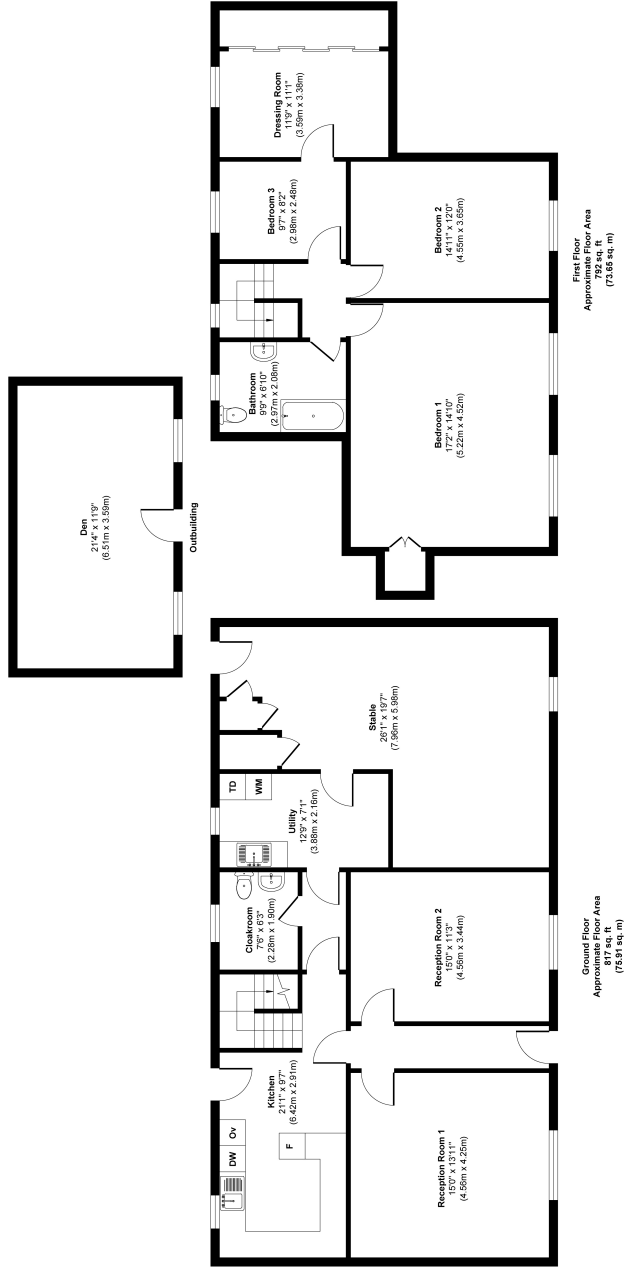








2 High Cummersdale Farmhouse



Approx. Gross Internal Floor Area 1609 sq. ft / 149.56 sq. m  
 Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>83</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>65</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	