

# Cumbrian Properties

## Arieniskill, High Hesket



**Price Region £365,000**

**EPC- D**

Detached property | Conservatory  
1 reception | 4 bedrooms | 2 bathrooms  
Garage & ample parking | No onward chain

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## 2/ ARIENISKILL, HIGH HESKET

An exciting opportunity to purchase a four bedroom, detached house located in the popular village of High Hesket, conveniently located mid-way between Penrith and Carlisle, this lovely village boasts an excellent primary school and transport links via the A6 and M6. Internally the property offers generously proportioned accommodation briefly comprising entrance porch, entrance hall with access to the integral garage, kitchen, utility room, 28' dining lounge, conservatory, four double bedrooms, master ensuite bathroom and shower room. Outside the property occupies a lovely plot with ample off-street parking and generous lawned rear garden with spacious patio seating area. This property has been beautifully maintained inside and out and would make a wonderful family home. Sold with no onward chain viewing is essential to fully appreciate the accommodation on offer.

The accommodation with approximate measurements briefly comprises:

**UPVC double glazed door into porch.**

**ENTRANCE PORCH** UPVC double glazed windows to the front and side, tiled floor and wooden door into entrance hall.

**ENTRANCE HALL** Wood effect laminate flooring, radiator and staircase to the first floor. Doors to lounge, cloakroom, integral garage and kitchen.

**KITCHEN (13'4 x 11'8)** Fitted kitchen comprising a one and a half bowl sink with mixer tap, fitted oven and hob with extractor hood above, integrated fridge freezer, plumbing for dishwasher, part tiled walls, radiator and tiled floor. UPVC double glazed window to the front and UPVC double glazed door to the utility room.



KITCHEN

**UTILITY ROOM (11'9 x 5'2)** Base units with worksurface above, plumbing for washing machine, single bowl sink with mixer tap, tiled floor, radiator, serving hatch to the dining area and UPVC double glazed door to the side.

**CLOAKROOM** Low level WC, wash hand basin, part tiled walls, radiator and UPVC double glazed window to the side.

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**DINING LOUNGE (28'9 x 14' narrowing to 9'9)** Wood effect laminate flooring, two radiators, gas fire set on marble effect hearth and wooden surround, coving to the ceiling, UPVC double glazed window to the rear and UPVC double glazed sliding doors to the conservatory.



DINING LOUNGE

**CONSERVATORY (15'4 x 11'5)** UPVC double glazed windows, electric radiator, tiled floor and UPVC double glazed doors to the garden.



CONSERVATORY

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##### **FIRST FLOOR**

**LANDING** Access to the part boarded loft via a loft ladder, wood effect laminate flooring, doors to all bedrooms and shower room.

**SHOWER ROOM** Three piece suite comprising shower cubicle, low level WC and vanity unit wash hand basin. Radiator, part tiled walls, tiled floor, airing cupboard housing hot water tank, and UPVC double glazed window to the side.



SHOWER ROOM

**BEDROOM 1 (15' x 10'9)** Wood effect laminate flooring, radiator, UPVC double glazed window to rear and door to en-suite bathroom.

**EN-SUITE BATHROOM** Four piece suite comprising panelled bath, low level WC, bidet, and wash hand basin. Part tiled walls, tiled floor, radiator and UPVC double glazed window to the side.



BEDROOM 1 & EN-SUITE

**BEDROOM 2 (13'4 x 10'9)** UPVC double glazed window to the rear, radiator and wood effect laminate flooring.

**BEDROOM 3 (13'3 x 9'8)** UPVC double glazed window to the front and radiator.

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BEDROOM 2



BEDROOM 3

**BEDROOM 4 (15' narrowing to 11'9 x 9'8)** UPVC double glazed window to the front, radiator and spacious built-in overstairs storage cupboard.



BEDROOM 4

**OUTSIDE** Driveway to the front of the property providing parking for three/four cars leading to integral garage. Enclosed rear garden mainly laid to lawn with mature shrubs and borders, patio area and access on both sides of the property.

**INTEGRAL GARAGE (19' x 9'6)** Electric roller door, boiler, power, lighting and UPVC double glazed window to the side.



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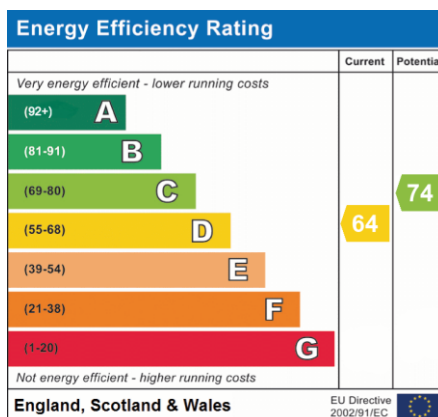


FRONT EXTERNAL

**TENURE** We are informed the tenure is Freehold.

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

**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.



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