

Cumbrian Properties

Traigh Mhor, Port Carlisle



Price Region £250,000

EPC-

Detached bungalow | Superb coastal views
1 reception room | 3 bedrooms | Shower room
Parking, garage & generous gardens | No onward chain

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Situated in an elevated position with stunning views across the Solway Firth towards Scotland, this three bedroom, detached bungalow is set on a generous plot with gardens to the front and rear, driveway parking and detached garage. The property is double glazed and oil central heated and provides spacious rooms along with potential to extend (subject to planning permission). All of the front elevation windows share the same fantastic coastal views whilst the rear of the property is completely private with views over the garden. Off the entrance hall is the lounge with open fire, a spacious dining kitchen with recently fitted oil boiler, two double bedrooms – one with fitted storage, single bedroom/office, and a shower room with separate WC. There is also plenty of storage and access to a partially boarded loft via drop down ladder. Externally, to the front of the property, is a lawned garden providing pleasant seating areas to enjoy the outdoors and the views, driveway providing off-street parking and a single garage with power supply. To the rear of the property is a generous, private lawned garden. Port Carlisle is a coastal village just a 20 minute drive into Carlisle or Wigton with amenities of Kirkbride just a 10 minute drive away which include village shop & post office, primary school, doctors' surgery, village hall and pub.

The accommodation with approximate measurements briefly comprises:

Front door into vestibule.

VESTIBULE Glazed door into the entrance hall.

ENTRANCE HALL Doors to lounge, dining kitchen, bedrooms, shower room and separate WC. Two built-in storage cupboards, radiator and access via a drop down ladder to the loft with central boarding.



ENTRANCE HALL

LOUNGE (16' x 12') Double glazed window to the front with stunning views over the Solway, radiator and limestone fireplace housing an open fire (potential for a log burner).



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DINING KITCHEN (20'3 max x 10'5 max) Fitted kitchen incorporating an electric double oven and four ring hob, plumbing for washing machine, space for fridge freezer, dual stainless steel sink with mixer tap, tiled splashbacks, breakfast bar, Worcester combi boiler, two built-in storage cupboards, radiator, UPVC door to the driveway and two double glazed windows to the rear with views over the garden.



DINING KITCHEN

BEDROOM 1 (12' x 12') Radiator and double glazed window to the front with views over the Solway.



BEDROOM 1

BEDROOM 2 (12' max x 10'5 max) Double glazed window to the rear with views over the garden, radiator and a range of fitted bedroom furniture.



BEDROOM 2

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BEDROOM 3 (9' x 8'8) Double glazed window to the front and radiator.



BEDROOM 3

SHOWER ROOM (8'7 x 6') Two piece suite comprising walk-in boarded shower cubicle and wash hand basin. Two frosted glazed windows, radiator and tiled walls.

SEPARATE WC WC, fully tiled walls and frosted glazed window.



SHOWER ROOM



SEPARATE WC

OUTSIDE Generous lawned front garden, bordered by hedgerow, with mature trees and flagstone patio seating area enjoying stunning views across the Solway towards Scotland. There is also a tarmac driveway providing off-street parking for multiple vehicles leading up to the single garage with power. To the rear of the property is a private, lawned garden, bordered by hedgerow, with mature fruit trees, greenhouse and garden shed, external water supply and pleasant patio seating area.

TENURE We are informed the tenure is Freehold.

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

SERVICES The property has a septic tank (shared between three properties), approx. £30 per annum paid to empty.

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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FRONT GARDEN



REAR OF THE PROPERTY



GARAGE & DRIVE



BEDROOM 1 VIEW

EPC GRAPH TO FOLLOW