

# Cumbrian Properties

## Shaftsbury House, 31 Howard Place, Carlisle



Price Region £410,000

EPC-

Mid terraced Victorian townhouse | Close to city centre  
3 reception rooms | 5 bedrooms | 4 bathrooms  
Original features | Rear courtyard garden

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## 2/ SHAFTSBURY HOUSE, 31 HOWARD PLACE, CARLISLE

This elegant Victorian townhouse exudes timeless charm and offers a spacious, flexible layout ideal for family living. Retaining many original features, the home boasts five bedrooms, four bathrooms, and three reception rooms spread across three floors. The ground floor features a welcoming entrance hall, cellar, lounge, dining room with French doors to the rear garden, and a bespoke open-plan living/dining/kitchen area with a cozy log burner. Additionally, there's a utility/cloakroom and an extra reception room. Upstairs, four bedrooms with en-suite bathrooms and a bespoke family bathroom provide ample accommodation. The second floor hosts a generous attic bedroom with its own en-suite bathroom. Outside, a low maintenance gated and fenced front forecourt and a beautifully presented rear courtyard garden with a covered barbecue area offer delightful outdoor spaces. Situated on a tree-lined street just a short walk from the city center, the home enjoys easy access to local amenities, schools, shops, and bus routes. Plus the nearby M6 motorway at junction 43 provides convenient connectivity for commuters.

The accommodation with approximate measurements briefly comprises:

### **Entrance door into vestibule.**

**VESTIBULE** Original tiled flooring, coving to ceiling and glazed decorative wooden door with glazed side and top panels into the entrance hall.

**ENTRANCE HALL** Cornice and corbels, staircase to the first floor and radiator with cover. Doors to lounge, dining room and living/dining kitchen. Door and staircase to cellar.



ENTRANCE HALL

**LOUNGE (17' max x 16' excluding bay window)** UPVC double glazed sash bay window, original coving and ceiling rose, three radiators and open fire within a marble fireplace with tiled back and hearth.



LOUNGE

3/ SHAFTSBURY HOUSE, 31 HOWARD PLACE, CARLISLE

**DINING ROOM (15'5 max x 15')** Original coving and ceiling rose, impressive stone fireplace with tiled hearth, bespoke shelving, two radiators and French doors opening onto the rear courtyard garden.



DINING ROOM

**FAMILY LIVING/DINING KITCHEN (32' max x 14')** Wood effect flooring throughout. **DINING AREA** Wood burning stove with tiled back and hearth, radiator, coving and ceiling rose, decorative glazed window into the entrance hallway and French doors opening onto the courtyard garden. Opens into the kitchen area.

**KITCHEN AREA** A range of wall and base units with complementary worksurfaces and upstands incorporating a stainless steel sink with mixer tap. Four ring Bosch induction hob with additional Bosch gas hob with extractor above, integrated Bosch double oven and integrated dishwasher. Ceiling spotlights, cupboard housing the boiler, two double glazed windows and bi-fold door to utility/cloakroom. Door to reception room.



FAMILY LIVING/DINING KITCHEN

4/ SHAFTSBURY HOUSE, 31 HOWARD PLACE, CARLISLE

**UTILITY/CLOAKROOM** Plumbing for washing machine, space for tumble dryer, low level WC and Belfast sink with mixer tap. Tiled flooring, chrome towel rail radiator, tiled walls and panelled ceiling.

**RECEPTION ROOM (14' x 11')** UPVC double glazed window, radiator and coving to ceiling.



RECEPTION ROOM

**FIRST FLOOR**

**HALF LANDING** Radiator, steps up to master bedroom, bathroom and main landing.

**LANDING** Staircase to the second floor, skylight, three storage cupboards and doors to bedrooms.



LANDING

**BEDROOM 1 (12'8 x 10'4)** Two double glazed sash windows, radiator, coving to ceiling and bespoke built-in wardrobes.



BEDROOM 1

5/ SHAFTSBURY HOUSE, 31 HOWARD PLACE, CARLISLE

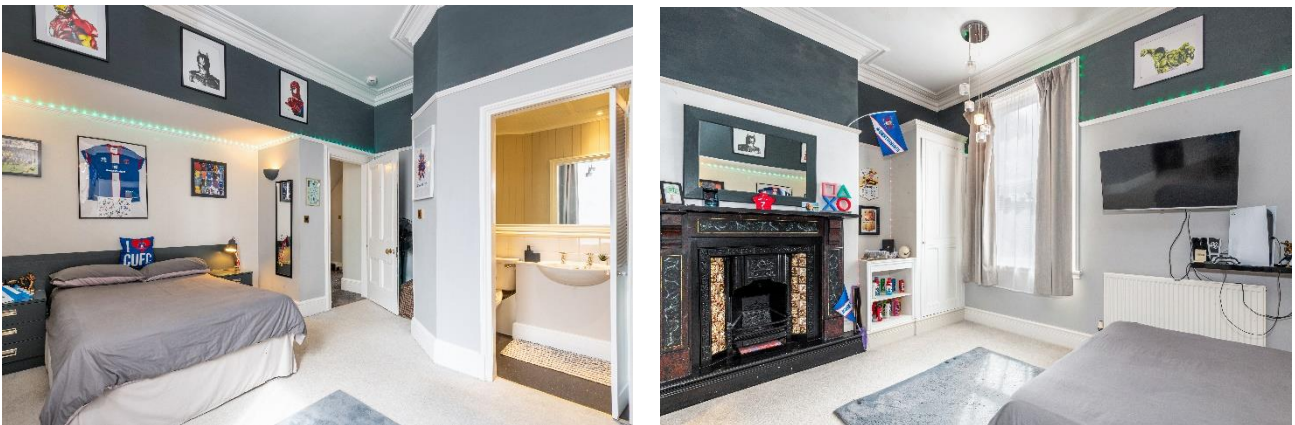
**BATHROOM (14' x 10'8 max)** White three piece suite comprising freestanding roll top bath with hand held shower attachment, low level WC and pedestal wash hand basin. Towel rail radiator, two double glazed frosted sash windows, tiled flooring and bespoke wood panelling to walls. Built-in storage cupboard housing the hot water tank and further built-in storage.



BATHROOM

**BEDROOM 2 (15'8 max x 14'10 max)** Double glazed sash window, radiator, coving to ceiling, built-in storage and an impressive feature fireplace (decorative purposes only). Bi-fold door to en-suite.

**EN-SUITE BATHROOM** White three piece suite comprising half bath with shower over, low level WC and wash hand basin. Ceiling spotlights and vinyl flooring.



BEDROOM 2

**BEDROOM 3 (16'5 max x 15' max)** Two UPVC double glazed sash windows, radiator, coving to ceiling and impressive fireplace (decorative purposes only). Door to en-suite.

**EN-SUITE BATHROOM** White three piece suite comprising shower over ¾ bath, low level WC and pedestal wash hand basin. Ceiling spotlights, vinyl flooring and loft access.

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BEDROOM 3 WITH EN-SUITE

**BEDROOM 4 (11'8 x 7'7)** UPVC double glazed sash window, radiator and coving to ceiling.



BEDROOM 4

**ATTIC BEDROOM (23' max x approx. 17')** Two UPVC double glazed windows, storage cupboard, doors to two good sized storage areas and door to en-suite bathroom. Decorative glazed window overlooking the landing.

**EN-SUITE BATHROOM** White three piece suite comprising shower over bath, low level WC and wash hand basin over vanity unit. Original fireplace (decorative purposes only) and double glazed Velux window.



ATTIC BEDROOM WITH EN-SUITE

7/ SHAFTSBURY HOUSE, 31 HOWARD PLACE, CARLISLE

**OUTSIDE** To the front of the property is a low maintenance forecourt garden. To the rear is a courtyard garden with covered barbeque area, seating area and feature doorway leading to the rear. Security cameras and outside water tap.

**CELLAR** Sandstone steps lead down to the cellar providing an ideal storage space with power and lighting.



COVERED PATIO

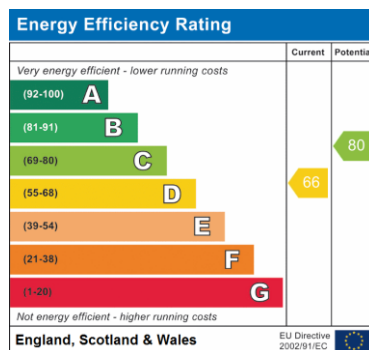


REAR OF PROPERTY

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

**COUNCIL TAX** We are informed the property is in tax band E

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