

Cumbrian Properties

Eden Chase, High Hesket



Price Region £420,000

EPC-E

Detached bungalow | Sought after village location
2 reception rooms | 4 bedrooms | 3 bathrooms
Double garage & ample parking | Amazing views

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2/ EDEN CHASE, HIGH HESKET, CARLISLE

A generously proportioned and unique four bedroom bungalow comprising entrance hall, dining /games room, three bedrooms (one with en-suite), family bathroom with jacuzzi bath, lounge with log burner, utility room/WC and first floor Master Bedroom with en-suite and stunning views. Double garage/workshop. This property oozes potential and is waiting for someone to put their own stamp on it.

The accommodation with approximate measurements briefly comprises:

Entry via UPVC double glazed French doors leading into the entrance hall.

ENTRANCE HALL (8' x 7') Wood effect vinyl over an original slate floor, feature archway leading to dining /games room and doors to kitchen and bathroom.



ENTRANCE HALL

KITCHEN (15'2 x 11'6) Fitted kitchen incorporating a deep ceramic sink with mixer tap and Quooker style tap, marble worksurfaces and tiled splashback. Integrated Neff coffee machine, oven and grill, integrated dishwasher and washing machine. Four burner induction hob with overhead extractor, built in eye level Neff microwave and integrated fridge/freezer. Radiator, wood effect vinyl flooring, double glazed window to the rear, coving to ceiling, loft access and double glazed French doors leading out to the rear patio.



KITCHEN

DINING / GAMES ROOM (15'2 x 10'9) Double glazed windows to the front and rear elevations, coving to ceiling, radiator.

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DINING / GAMES ROOM

BATHROOM (8'7 x 7'9) Double glazed window to the rear, heated towel rail, tiled walls, electric shower in walk-in unit, corner jacuzzi bath, wash hand basin, WC and tiled floor with underfloor heating.

INNER HALL (26'4 x 3') Radiator and double glazed door to the rear.



BATHROOM



INNER HALL

BEDROOM 1 (14'8 x 12') Double glazed window to the front, radiator and coving to ceiling.



BEDROOM 1

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BEDROOM 2 (11'2 x 11'3) Radiator and window.



BEDROOM 2

BEDROOM 3 (16'8 x 10'3) Double glazed windows to the front and rear elevations, two radiators, wood panelled ceiling and loft access. Door to en-suite shower room.



BEDROOM 3

EN-SUITE SHOWER ROOM (7' x 3'4) Walk-in electric shower, wash hand basin, WC, heated towel rail, tiled walls, radiator and wood panelled ceiling.



EN-SUITE TO BEDROOM 3

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LOUNGE (19'5 x 15') Double glazed windows to the front, newly fitted log burner, wooden mantelpiece, radiator, coving to ceiling and door to hallway.



LOUNGE

HALLWAY (19'6 x 9'8) Radiator, coving to ceiling, double glazed window to the side.

UTILITY ROOM/WC (5'7 x 5'7) Heated towel rail, double glazed frosted window to the rear, radiator, wash hand basin and shower.



UTILITY ROOM/WC

FIRST FLOOR LANDING Door to bedroom 4.

BEDROOM 4 (18'5 x 14'6) Radiator, fan light, door to en-suite and double glazed French doors to a Juliette balcony overlooking neighbouring farm and distant fells. Walk-in wardrobe (7'2 x 5') with light.



BEDROOM 4

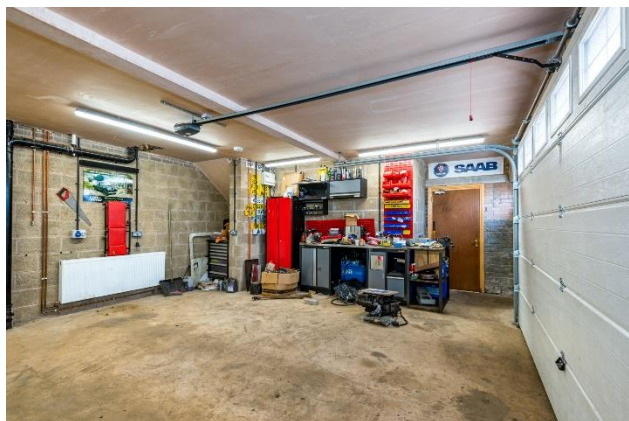
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EN-SUITE (9'10 x 5') Heated towel rail, wash hand basin, WC and electric shower in walk-in unit. Built in wardrobe (5' x 4'7) with light and hanging rail.



EN-SUITE TO BEDROOM 4

GARAGE / WORKSHOP (22'8 x 18'8) Electric up and over door, power, lighting, radiator and plumbing for water supply. Internal door from the main house and door to the rear garden.



GARAGE/WORKSHOP

OUTSIDE A sliding gate at the front of the property gives access to a low maintenance garden laid to shillies providing off road parking for up to five cars. Raised floral borders enclosed by a sandstone wall. Oil tank located at the side of the property. The rear of the property is mainly laid to flag stones with a lawned area. Further shillied area to the other side of the property leading to the garage. Warmflow external boiler. Solar panels fitted.



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GARDENS

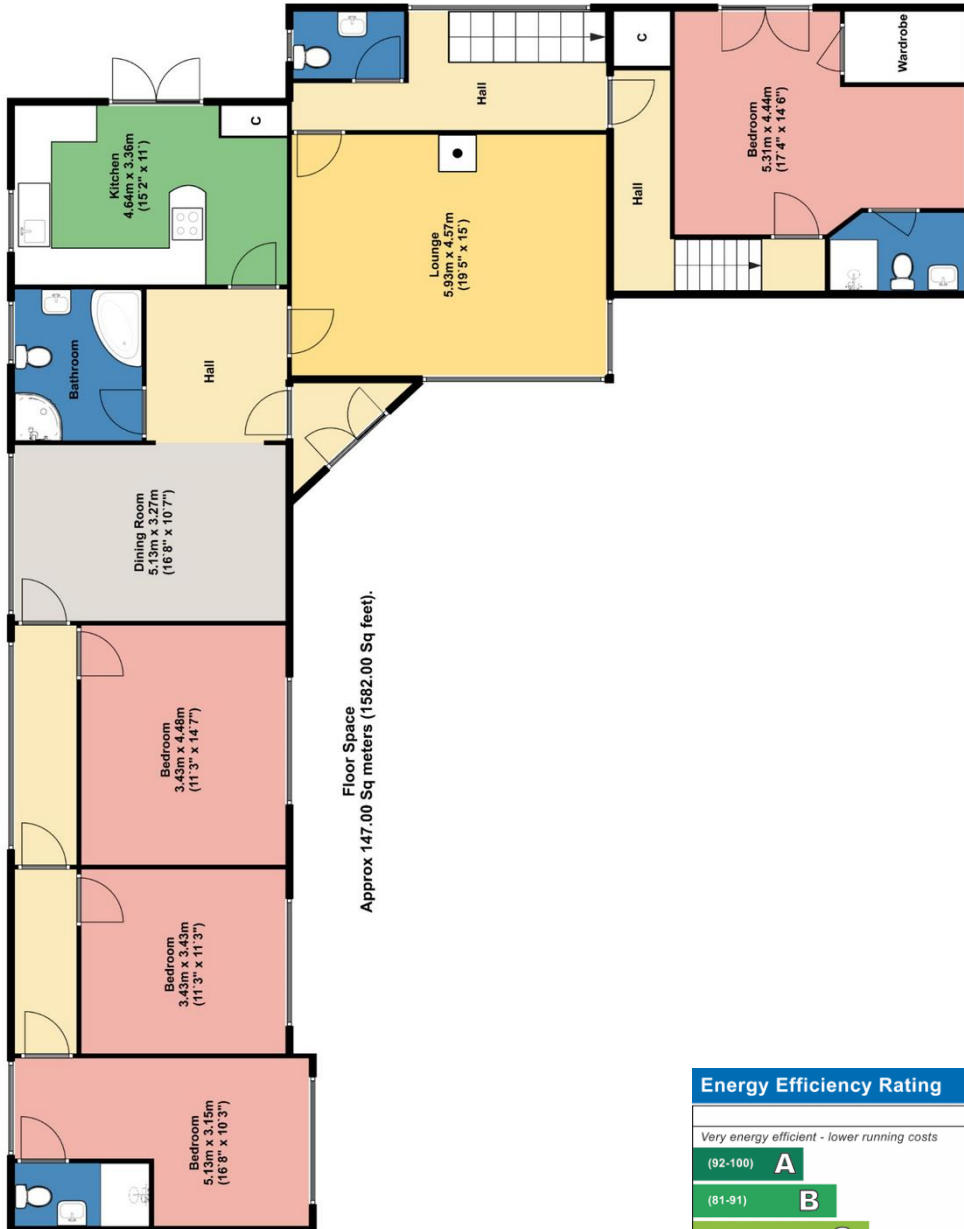


VIEWS

TENURE We are informed the tenure is Freehold

COUNCIL TAX We are informed the property is in tax band F

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.



Floor Space
Approx 147.00 Sq meters (1582.00 Sq feet).

| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 75 |
| (55-68) | D | | |
| (39-54) | E | 54 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |