

# Cumbrian Properties

## 1 The Courtyards, Moorhouse



**Price Region £495,000**

**EPC-D**

Double-fronted detached property | Rural location  
4 receptions & home office | 4 bedrooms | 2 bathrooms  
Off-street parking for 4 vehicles | Secure gardens

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## 2/ 1 THE COURTYARDS, MOORHOUSE

This stunning four bedroom, two bathroom double-fronted detached family home offers versatile living providing two spacious reception rooms, sun room and family room which could easily be converted into a work from home office, salon, gym or ground floor en-suite bedroom providing excellent potential for multi-generational living. The property is double glazed and oil centrally heated with a recently fitted oil boiler and comprises entrance hall leading to the lounge with cosy log burning stove and sliding doors into the sunroom which has warm roof, heating and bi-folding doors leading to the rear garden. A spacious dining room opens into a country style kitchen with solid wood wall and base units and a handy utility room with access to the garden. The separate entrance into the rear hallway provides potential for the additional family room to be completely independent of the main house. An office and ground floor cloakroom complete the ground floor. To the first floor there is a galleried landing leading to three double bedrooms with a four piece en-suite to the master, single bedroom and a spacious four piece family bathroom. Externally, there is plenty of off-street parking on the block-paved driveway and a secure lawned garden to the rear of the property with log store and outside storage. Located in a popular village to the West of Carlisle, in catchment for local village primary schools, just a ten minute drive into Carlisle city centre and with good transport links to West Cumbria and the Western Bypass.

The accommodation with approximate measurements briefly comprises:

**Entry through front door into a spacious entrance hall.**

**ENTRANCE HALL** Staircase to the first floor, understairs storage, wood effect flooring, radiator, coving to the ceiling, ceiling rose, ceiling spotlights and doors leading through to the lounge, dining room, study and cloakroom.



ENTRANCE HALL

**LOUNGE (21'7 max x 13'4 max)** Cosy multi-fuel stove with wooden lintel above, double glazed window to the front, two radiators, coving to the ceiling, ceiling rose and double glazed sliding doors to the sunroom.





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**SUNROOM (17' x 12'8)** Double glazed bi-folding doors opening into the garden, two Velux windows, ceiling spotlights, radiator and wood effect flooring.



SUNROOM

**DINING ROOM (13'4 x 12'8)** Two double glazed windows to the front and side, partially wood panelled walls, wood effect flooring, radiator, coving and ceiling rose and double doors leading into the kitchen.



DINING ROOM

**KITCHEN (16' x 10'5)** Solid wood kitchen incorporating wood worksurfaces, a range style cooker with five burner electric hob and extractor hood above and plumbing and space for dishwasher, undercounter lighting, brick effect tile splashbacks, double glazed window to the rear, ceiling spotlights, tiled flooring, radiator and door to the rear hallway.



KITCHEN



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KITCHEN

**REAR HALLWAY** With its own entrance from the driveway, offers potential for the additional family room to be converted into a separate annexe. Tiled flooring, coving to the ceiling and doors to the family room, utility and kitchen.

**UTILITY (7' x 7')** Wall and base storage units, plumbing and space for washing machine, stainless steel sink with mixer tap, brick effect tile splashbacks and heated towel rail. Partial wood-panelled walls, tiled flooring, double glazed window to the rear and UPVC door to the rear garden.



UTILITY

**FAMILY ROOM (17' x 16'9)** Double glazed windows to the front and rear, two electric heaters and ceiling spotlights. Could easily install water supply from utility behind providing lots of possibilities for this room.



FAMILY ROOM

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**OFFICE (11'3 max x 7' max)** Double glazed window to the rear, radiator and coving.



OFFICE

**CLOAKROOM (6' max x 4'5 max)** Two piece suite comprising vanity unit wash hand basin and WC. Tiled flooring, radiator and coving to the ceiling.



CLOAKROOM

**FIRST FLOOR**

**LANDING** Two fitted storage cupboards, loft access and doors to all four bedrooms and bathroom.

**MASTER BEDROOM (17'7 max x 13'9 max)** Two double glazed windows to the front and side, radiator, coving to the ceiling with ceiling rose and door to the en-suite.



MASTER BEDROOM



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**MASTER EN-SUITE (9' x 7')** Four piece suite comprising panelled bath, walk-in shower cubicle, vanity unit wash hand basin and WC. Fully tiled walls and tiled flooring, double glazed Velux window, ceiling spotlights and heated towel rail.



MASTER EN-SUITE

**BEDROOM 2 (13'7 max x 10'9 max)** Double glazed window to the front, radiator and coving to the ceiling.



BEDROOM 2

**BEDROOM 3 (11'5 x 10'7)** Range of fitted wardrobes, double glazed window to the rear, radiator and coving to the ceiling.



BEDROOM 3

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**BATHROOM (11' x 9')** Four piece suite comprising freestanding bath, double-sized shower cubicle, vanity unit wash hand basin and WC with concealed cistern. Tiled walls and flooring, ceiling spotlights, frosted glazed window and heated towel rail.



FAMILY BATHROOM

**BEDROOM 4 (9'4 x 7')** Double glazed window to the front, radiator and coving to the ceiling.



BEDROOM 4

**OUTSIDE** To the front of the property there is a block paved driveway providing off-street parking for 4 vehicles along with a lawned garden and gate providing pedestrian access to the rear of the property. To the rear of the property is a generous secure lawned garden bordered by mature trees and shrubs with a paved patio seating area, oil boiler and oil tank, garden shed, log store and outside power.



FRONT & REAR OF THE PROPERTY



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REAR GARDEN

**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.

