

# Cumbrian Properties

## Brewery Court, Burgh By Sands



**Price Region £430,000**

**EPC- D**

Detached character cottage | Rural location  
1/2 reception rooms | 3/4 bedrooms | 2 bathrooms  
Extensive 3/4 acre gardens | Garage and ample parking

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## 2/ BREWERY COURT, LONGBURGH, BURGH BY SANDS, CARLISLE

A rare opportunity to purchase a unique three/four bedroom, two bathroom, characterful, detached cottage situated in extensive, well-established gardens in a quiet courtyard in the popular village of Burgh by Sands. The double glazed and gas central heated accommodation is bursting with character including original beams, wooden lintels and arrow slit windows throughout. Entry into the property is through a stable door leading into the entrance porch which leads to the generous dining kitchen with Aga and integrated appliances, spacious lounge with multi fuel stove and door to the rear garden, study/bedroom and cloakroom. The property has a modern twist with an open wooden staircase with glazed panels leading up to the spacious first floor landing currently utilised as a second sitting room area, three double bedrooms, master en-suite bathroom and family shower room. Externally the property has masses of space with  $\frac{3}{4}$  acre gardens including fruit trees, vegetable plot, patios and plenty of areas to enjoy the peaceful rural location. The property also benefits from ample parking and garage. This truly is a unique property which must be viewed to appreciate everything it has to offer. Burgh by Sands has its own church, school, pub and village hall and is just a few minutes drive to the Solway Coast.

The accommodation with approximate measurements briefly comprises:

**Stable door into the entrance porch.**

**ENTRANCE PORCH** Tile effect flooring, double glazed Velux window, feature arrow slit windows and door to the dining kitchen.

**DINING KITCHEN (18' x 17'4)** A range of base units incorporating Aga, four burner electric hob with extractor hood above, plumbing for washing machine and dishwasher, twin stainless steel sink with mixer tap, integrated fridge and freezer. Original wood beams to ceiling, spotlights, beech worksurfaces, tiled flooring and double glazed windows to the side and rear. Dining area with original ceiling beams, spotlights, arrow slit windows, radiator, double glazed window to the front and double glazed door to the lounge.



DINING KITCHEN

3/ BREWERY COURT, LONGBURGH, BURGH BY SANDS, CARLISLE



DINING KITCHEN

**LOUNGE (24' max x 23'4)** Multi fuel stove on a tiled hearth, beautiful wooden open staircase with glazed panels to the first floor, wood flooring, feature arrow slit windows, double glazed window, two radiators, door to study/bedroom and door to the rear garden.



LOUNGE

**STUDY/BEDROOM (11' x 10'7)** Double glazed window to the front, radiator, wood flooring and door to cloakroom.

**CLOAKROOM** WC, wash hand basin and tile effect flooring.



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STUDY/BEDROOM



STUDY/BEDROOM & CLOAKROOM

**FIRST FLOOR**

**HALF LANDING** Lovely seating area with feature full length windows enjoying views to the front of the property.

**LANDING (12'6 x 11'5)** Vaulted panelled ceiling, two arrow slit windows, radiator, original wooden beams, built-in storage cupboard, doors to bedrooms and shower room.



STAIRCASE AND LANDING



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**BEDROOM 1 (18'4 x 14'3)** Two double glazed Velux windows, original ceiling beams, feature arrow slit windows, two built-in storage cupboards, a range of fitted wardrobes with sliding doors and door to the en-suite bathroom.



BEDROOM 1

**EN-SUITE BATHROOM (8' x 6')** Four piece suite comprising fully boarded double shower cubicle, panelled bath, WC with concealed cistern and vanity unit wash hand basin. Ceiling spotlights, original ceiling beams, double glazed Velux window, heated towel rail and tile effect flooring.



EN-SUITE BATHROOM

**BEDROOM 2 (11' x 10')** Double glazed Velux window, feature arrow slit windows, wood effect flooring and radiator.



BEDROOM 2



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**SHOWER ROOM (6'4 x 5'4)** Fully tiled and boarded incorporating a three piece suite comprising shower cubicle, wash hand basin and WC with concealed cistern. Heated towel rail, feature arrow slit window and tile effect flooring.



SHOWER ROOM

**BEDROOM 3 (13' x 11' to under eaves)** Double glazed windows to the front and side, wood effect flooring, radiator and original ceiling beams.



BEDROOM 3

**OUTSIDE** Low maintenance front garden and gravelled driveway providing off-street parking for several vehicles, decked seating area and **GARAGE** with light and power. To the rear of the property is a courtyard style garden laid to artificial turf with external power sockets, brick archway leading to a separate part of the garden which would make an ideal vegetable plot or further seating area, outside tap, brick-built barbeque and paved patio garden with raised flower beds, mature trees and shrubs. A gate provides pedestrian access to the front of the property. A second brick archway leads to a stunning, generous  $\frac{3}{4}$  acre garden with lawn, shed, greenhouse, vegetable plots, Arbor, mature trees and bushes, perennial flowers, small pond and fruit trees.

**TENURE** Freehold.

**COUNCIL TAX** Tax Band C.

**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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GARDENS



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REAR OF THE PROPERTY



FRONT OF THE PROPERTY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	65	78
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	