

Cumbrian Properties

Hill Top Cottage, Cumwhinton



Price Region £350,000

EPC-

Semi-detached cottage | Sought after village location
2 reception rooms | 2 bedrooms | 1 bathroom
Gardens & parking | Stunning views

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2/ HILL TOP COTTAGE, CUMWHINTON

This extended, semi-detached cottage, with stunning views, briefly comprises lounge with log burner, modern open plan dining kitchen with integrated appliances and Aga, sun room enjoying stunning views over the countryside, inner hall, utility room, four piece bathroom and two bedrooms – one with staircase to the converted attic room. Front and rear gardens enjoying the beautiful views and driveway parking. The immaculately presented accommodation is oil central heated and UPVC double glazed and is situated in the sought after village of Cumwhinton close to local schools, pubs, walks, junction 42 of the M6 motorway and the A6.

The accommodation with approximate measurements briefly comprises:

Composite front door into the lounge.

LOUNGE (14'3 x 13') UPVC double glazed window to the front, radiator and log burner. Doors to bedrooms 1 and 2, dining kitchen.



LOUNGE

BEDROOM 1 (12' x 9'5) UPVC double glazed window to the front and radiator.



BEDROOM 1

3/ HILL TOP COTTAGE, CUMWHINTON, CARLISLE

BEDROOM 2 (12' x 8'5) UPVC double glazed window to the rear, radiator and staircase to the Attic Conversion.



BEDROOM 2

DINING KITCHEN (15'9 x 14'3) Fitted kitchen incorporating an Aga, one and a half bowl sink with mixer tap, integrated fridge and freezer. Radiator, two UPVC double glazed frosted windows to the side, UPVC double glazed window to the side, wood effect vinyl flooring, access to the sun room and inner hall.



DINING KITCHEN

SUN ROOM (16' x 12'3) UPVC double glazed windows, UPVC double glazed French doors to the side, radiator and tiled flooring.



SUN ROOM

4/ HILL TOP COTTAGE, CUMWHINTON, CARLISLE

INNER HALL Radiator, wood effect vinyl flooring, UPVC double glazed French doors to the rear garden, doors to bathroom and utility room.

BATHROOM (11' x 9') Four piece suite comprising walk-in shower, panelled bath with shower attachment, wash hand basin and WC with concealed cistern. Radiator, wood effect laminate flooring and UPVC double glazed frosted window to the side.



BATHROOM

UTILITY ROOM (7' x 3') Worcester boiler, plumbing for washing machine, shelving, tiled flooring, UPVC double glazed frosted window to the side.

FIRST FLOOR

LANDING Access to the converted attic.

CONVERTED ATTIC (24'4 x 10'5) Two Velux windows, two radiators and built-in storage cupboards.



CONVERTED ATTIC

OUTSIDE Driveway to the front of the property providing off-road parking for one vehicle and a gated forecourt with path to the front door. The rear garden is laid to lawn incorporating laid flagstones, shillies, outside tap, oil tank, two spacious sheds, gated driveway and borders housing a variety of trees, shrubs and bushes. The rear garden enjoys stunning views of the countryside and fells.

5/ HILL TOP COTTAGE, CUMWHINTON, CARLISLE



FRONT EXTERNAL



REAR GARDEN

TENURE We are informed the tenure is Freehold.

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

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