

Cumbrian Properties

Highfield House, Beanlands Park



Price Region £450,000

EPC-D

Detached period property | Popular rural location
1 reception room | 4 double bedrooms | 2 bathrooms
Garage/workshop | Gardens & parking

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A fantastic opportunity to purchase this exquisite four double bedroom, two bathroom, detached period property dating back to 1850. Situated in a peaceful location the property is double glazed and oil central heated and offers plenty of space both inside and out. The entrance porch provides a useful space for coats and shoes leading into the entrance hall with open wooden staircase to the first floor and access to the rest of the ground floor rooms. The lounge has a cosy multi fuel stove and French doors leading to the pretty courtyard garden. A 27' modern dining kitchen, with the original open fireplace still in working order gives character and a reminder of the age of the property. There is a separate utility room with more storage and a ground floor cloakroom. To the first floor there is an impressive galleried landing overlooking the entrance hall, four double bedrooms, master en-suite shower room and a spacious four piece family bathroom with walk-in double shower cubicle and roll top bath. Externally, to the front of the property there is ample off-street parking for all the family or motorhomes along with a lawned garden and garage/workshop. To the side of the property the private courtyard style garden provides a peaceful area to relax and enjoy the outdoors. The village of Irthington is a popular choice for those looking for rural living having its own pub, church and school and with easy access into both Carlisle and Brampton the property will tick the boxes for multiple buyers.

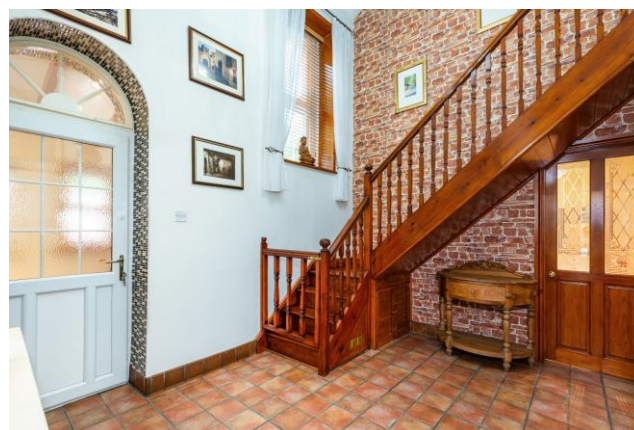
The accommodation with approximate measurements briefly comprises:

Composite front door into entrance porch.

ENTRANCE PORCH Ceiling spotlights, beams, four double glazed windows, tiled flooring, tiled archway and UPVC door to the entrance hall.



ENTRANCE PORCH



ENTRANCE HALL

ENTRANCE HALL Open staircase to the first floor, double glazed window, beamed ceiling, tiled flooring and radiator. Doors to lounge, dining kitchen and utility room.

LOUNGE (25'5 max x 17' max) Three double glazed windows, double glazed French doors to the pretty courtyard garden, multi fuel stove on a tiled hearth with wooden lintel above, beamed ceiling, coving, tiled flooring and radiator.

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LOUNGE

DINING KITCHEN (27'9 x 15')

KITCHEN AREA Fitted kitchen incorporating a Rangemaster cooker, integrated dishwasher, porcelain double sink unit with mixer tap, space for American style fridge freezer, breakfast bar, three double glazed windows, over counter lighting, beamed ceiling, radiator, tiled flooring, coving and door to the utility room.

DINING AREA Open fire with wooden lintel above, two double glazed windows, beamed ceiling, coving, radiator and tiled flooring.



DINING KITCHEN

UTILITY ROOM Wall and base units, plumbing for washing machine, space for tumble dryer, oil boiler, ceiling spotlights, tiled flooring, stable door to the front of the property and door to the cloakroom.

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CLOAKROOM Two piece suite comprising WC and wash hand basin. Fully tiled walls, tiled flooring, storage cupboard/unit, panelled ceiling, double glazed frosted window and heated towel rail.

FIRST FLOOR LANDING Doors to bedrooms and bathroom, fitted storage cupboard, coving to ceiling, wood effect flooring, mezzanine overlooking the entrance hall and access to boarded loft space with light.

BEDROOM 1 (15'3 x 13'9) Two double glazed windows, wood flooring, radiator, coving to the ceiling and door to en-suite shower room.



BEDROOM 1

EN-SUITE SHOWER ROOM (9'8 x 5'4) Three piece suite comprising walk-in shower cubicle, wash hand basin and WC. Fully tiled walls, panelled ceiling with wooden beam, wood flooring, frosted glazed window and radiator.



EN-SUITE SHOWER ROOM

BEDROOM 2 (14' x 11'7) Two double glazed windows, beamed ceiling, radiator, wood flooring and built-in storage cupboard.



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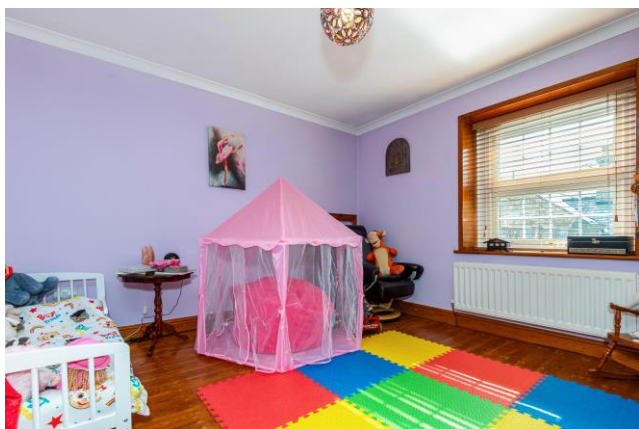
BEDROOM 3 (11'7 x 11'7) Double glazed window, beamed ceiling, radiator, wood flooring and fitted storage cupboard.

BATHROOM (14' x 11'6) Four piece suite comprising walk-in double shower cubicle, freestanding roll top bath, WC and wash hand basin. Two frosted glazed windows, part tiled walls, ceiling spotlights, original beam, wood effect flooring and two radiators.



BATHROOM

BEDROOM 4 (11'4 x 9'9) Double glazed window overlooking the front garden, radiator and wood effect flooring.



BEDROOM 3



BEDROOM 4

OUTSIDE To the side of the property is a pretty, private, walled courtyard garden with access to the garage which makes an ideal workshop with its own power supply. To the front of the property is a generous walled garden incorporating lawn bordered by well-established trees and bushes, a gravelled driveway providing off-road parking for several vehicles, vehicle access to the garage/workshop, external sockets and outside tap. There is also a shed/storage area built into the wall for the storage of lawn mower, garden tools etc. Access to the side of the property leads to the oil tank and access to the rear of the property for maintenance purposes.

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FRONT GARDEN



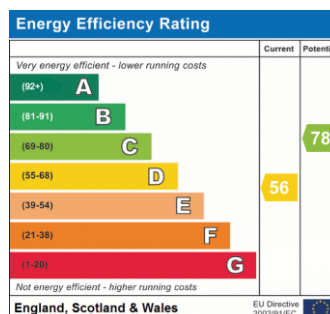
COURTYARD GARDEN

TENURE We are informed the tenure is Freehold.

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

SERVICES – Mains water and electricity are connected. Drainage to a shared sewage treatment plant (between 3 properties) on a neighbouring property.

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