

Cumbrian Properties

Shortdale Farm, Tarraby, Carlisle



Price Region £495,000

EPC-E

Detached farmhouse | 2 receptions | 3 bedrooms | 2 bathrooms
Two storey annexe, garage & outbuildings suitable for conversion (subject to planning)
1.5+ acres of grazing land

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2/ SHORDDALE FARM, TARRABY, CARLISLE

This three double bedroom, two reception room, two bathroom, detached farmhouse dating back to 1785 with annexe, garage, barn and outbuildings situated in over one and a half acres of grazing land and on a no-through road. The double glazed and oil central heated accommodation briefly comprises entrance hall, lounge with multi fuel stove, inner hall, shower room, utility, rear porch, country style dining kitchen and dining room with open fire. To the first floor there are three good size double bedrooms and four piece bathroom. To the rear of the property is a gated courtyard, double garage, shed suitable for large machinery, and barns. The two storey annexe is in need of modernisation and refurbishment and provides the potential for an office, granny flat or an additional dwelling (subject to planning permission). Located within close proximity to The Near Boot Inn, Houghton Hall Garden Centre, junction 44 of the M6 motorway, an abundance of local amenities and countryside walks.

The accommodation with approximate measurements briefly comprises:

Front door into entrance hall.

ENTRANCE HALL (21' max x 15' max) Coving to the ceiling, part panelled walls, two radiators and staircase to the first floor with original arched window on the half landing. Doors to lounge, inner hall, rear porch, dining kitchen and dining room.

LOUNGE (15' x 13') UPVC double glazed window to the front, radiator, coving to the ceiling, picture rail and sandstone fireplace housing a multi fuel stove.



LOUNGE

INNER HALL Radiator, doors to the shower room and utility.

SHOWER ROOM (9'8 x 3'7) Three piece suite comprising WC, wash hand basin and walk-in shower. Heated towel rail, UPVC double glazed frosted window to the rear, tiled walls and tiled flooring.



SHOWER ROOM

UTILITY (7'5 x 6'3) Sink unit, plumbing for washing machine and door to the outhouse.

3/ SHORDDALE FARM, TARRABY, CARLISLE

REAR PORCH (8'6 x 5'6) Tiled flooring, UPVC double glazed window and frosted timber door to the rear courtyard.

DINING KITCHEN (14' x 13'3) Fitted country style kitchen incorporating a one and a half bowl sink unit with mixer tap, integrated dishwasher, integrated fridge, eye-level oven and grill, four ring electric hob with tiled splashback and extractor hood above. Original timber beams, cupboard housing the Worcester boiler, radiator, UPVC double glazed window to the side and UPVC double glazed window overlooking the courtyard.



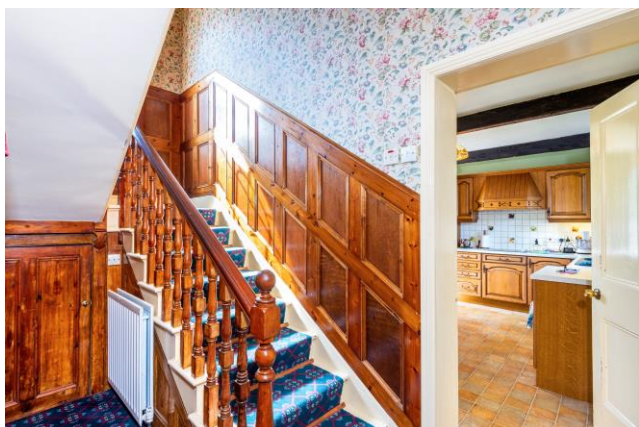
DINING KITCHEN

DINING ROOM (13' x 13') UPVC double glazed window to the front, radiator, open fire, picture rail and coving to the ceiling.



DINING ROOM

FIRST FLOOR HALF LANDING Original arched window to the side and part panelled walls.
LANDING Loft access, doors to bedrooms and archway to the master bedroom and bathroom.



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BEDROOM 1 (20'7 x 13') Two UPVC double glazed windows to the front, radiator, picture rail, coving to the ceiling and original fireplace.



BEDROOM 1

BEDROOM 2 (16' x 13'3) UPVC double glazed window to the side, UPVC double glazed window overlooking the courtyard, picture rail, coving to the ceiling and radiator.



BEDROOM 2

BEDROOM 3 (13' x 13') UPVC double glazed window to the front, radiator and original fireplace.



BEDROOM 3

BATHROOM (17'7 x 6'5) Four piece suite comprising WC, wash hand basin, panelled bath and shower cubicle with electric shower. UPVC double glazed window to the side, radiator, part tiled walls and beamed ceiling.

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BATHROOM

OUTSIDE To the front of the property is a sandstone block paved pathway with steps leading up to a lawned garden incorporating trees, apples trees, bushes and shrubs. To the rear of the property is a courtyard, which can also be accessed via a gated archway, with outbuildings including garage, shed, barns and access to the annexe.

GARAGE (29' x 16') Timber garage doors and access to the coal house.

COAL HOUSE Housing the oil tank.

CELLAR Stone stairs. Accessed via the garage or utility.

SHED (30' x 17'7) Timber frame general purpose shed.

BARN 1 (53' x 23'3) Brick-built barn with vaulted roof.

BARN 2 (22' x 18'6) Two storey barn with attached metal shed.

WORKSHOP Two storey workshop.

METAL SHED

ANNEXE (21'6 x 13'3) Two storey annexe in need of modernisation. Ground floor with double glazed window to the side, timber framed window overlooking the courtyard and wooden door to the courtyard. To the first floor is a double glazed window to the side and a double glazed window overlooking the courtyard.



FRONT OF THE PROPERTY



GARDEN

6/ SHORDDALE FARM, TARRABY, CARLISLE



COURTYARD



MAIN BARN



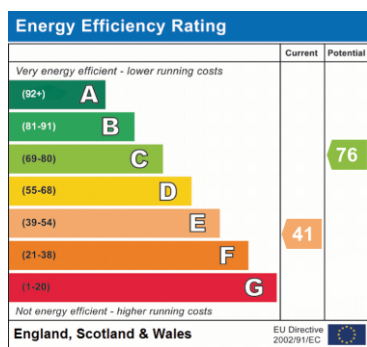
SIDE OF THE PROPERTY



VIEW TO THE FRONT



VIEW OVER THE LAND



7/ SHORDDALE FARM, TARRABY, CARLISLE

TENURE To be confirmed by the vendor. The land is currently unregistered. First registration will take place simultaneously within the purchase. A council adopted road runs down the side of the property and land.

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.

