

Cumbrian Properties

Smithy Cottage, Low Hesket, Carlisle



Price Region £275,000

EPC-

Character cottage | Beautiful family home
2 receptions | 3 bedrooms | 2 bathrooms
Large shed/workshop | Parking for 4 cars

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2/ SMITHY COTTAGE, LOW HESKET, CARLISLE

An exciting opportunity to purchase a beautiful three bedroom character cottage located in the popular village of Low Hesketh. This charming property dates back to circa 1750 and retains much of its charm and character inside and out. Having been lovingly maintained and updated, this property is ready to move into and provides ample space for any growing family. Internally generously proportioned accommodation briefly comprises of dining room, lounge, downstairs shower room, kitchen, utility room, three first floor well-proportioned bedrooms and a beautiful bathroom. Externally there are easy to maintain gardens, with a large shed/workshop, store room and parking for up to four cars at the rear. This property would make a wonderful family home and is conveniently located mid way between Penrith and Carlisle. This area is surrounded by beautiful countryside as well as excellent transport links via the A6 and M6, with a popular primary school located a short drive away in the neighbouring village of High Hesketh.

The accommodation with approximate measurements briefly comprises:

Entry via UPVC double glazed door into dining room.

DINING ROOM (14'2 x 14') UPVC double glazed window overlooking the front garden, beamed ceiling, stone fireplace, radiator and staircase to the first floor. Doors to kitchen and lounge.



DINING ROOM

LOUNGE (15' x 14'7) Two UPVC double glazed windows to the front, radiator, beamed ceiling, UPVC double glazed door to the side garden and stone fireplace housing a multi fuel stove set on a black granite hearth.



LOUNGE

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KITCHEN (22'5 x 5'7) Fitted kitchen incorporating a 1.5 bowl sink with drainer and mixer tap, space for free standing fridge/freezer and space for free standing cooker with extractor hood above. Two UPVC double glazed windows to the rear, radiator, beamed ceiling and doors to utility room and shower room.



KITCHEN

SHOWER ROOM Walk-in shower, low level WC, wash hand basin, tile effect flooring, radiator and UPVC double glazed window to the rear.

UTILITY ROOM (10'5 x 4'7) UPVC double glazed window and door to the side, plumbing for washing machine and floor mounted boiler.



SHOWER ROOM



UTILITY ROOM

FIRST FLOOR LANDING Doors to bedrooms and bathroom. Loft access, radiator and storage cupboard.

BATHROOM A white three piece suite comprising bath, low level WC and wash hand basin with storage cupboards below. Two radiators and UPVC double glazed window to the rear.

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BATHROOM

BEDROOM 1 (15' max x 12'7) Two UPVC double glazed windows to the front, radiator and built in wardrobes.



BEDROOM 1

BEDROOM 2 (11'4 x 11'2 max) UPVC double glazed window to the front, radiator and built in wardrobes.



BEDROOM 2

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BEDROOM 3 (16'6 x 5'8) Two UPVC double glazed windows to the rear and radiator.



BEDROOM 3

OUTSIDE To the front there is shared access leading to the front of the property with lawned garden, well stocked flower beds and a (20' x 15'9 narrowing to 7'10) garden shed with UPVC double glazed windows to the side, wooden double doors and fitted worksurface. The front garden opens out onto the side patio garden with raised flower beds. Gated access to the rear and storage room. Parking at the rear for up to four cars.



GARDENS

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GARDENS



PARKING AT THE REAR

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TENURE We are informed the tenure is Freehold

COUNCIL TAX We are informed the property is in 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.



EPC TO FOLLOW

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455

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more than

390

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our Carlisle office

we sold

255

more properties than
our closest competitor

we have over

500

Google reviews with a
4.9/5 Google Rating

*UK Rightmove, Market Share Information
from 31/01/2023 - 31/01/2024, CA1 to CA8

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