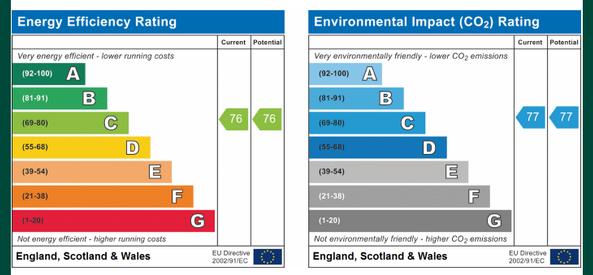

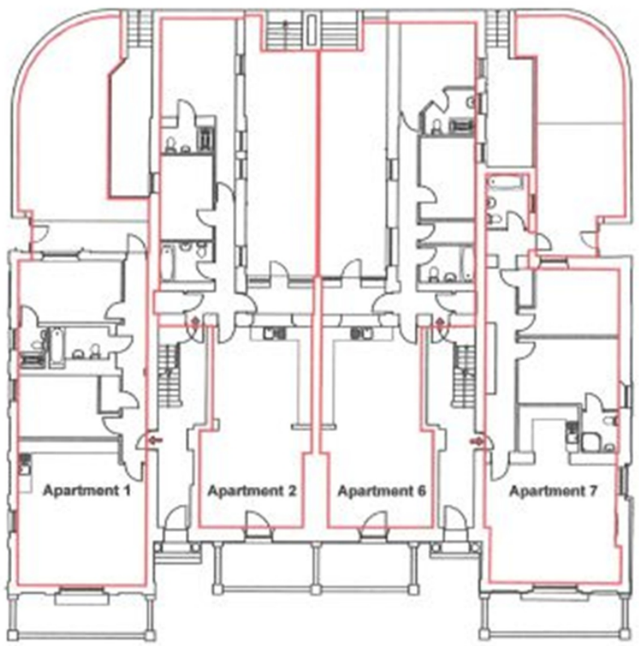

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The Property Ombudsman

RICS

PFK

Guide Price: £280,000

1 Lime House, The Green, Wetheral, Carlisle, Cumbria, CA4 8EW

- Ground floor apartment
- Views of the village green
- Two generous bedrooms
- Excellent transport services
- Spacious accommodation
- EPC Rating C

01228 558 666

carlisle@pfk.co.uk

www.pfk.co.uk

LOCATION

The ever popular village of Wetheral sits above the River Eden, five miles east of Carlisle with an excellent range of local amenities including a village shop and Post Office, The Wheatsheaf Inn, Fantails Restaurant and the Crown Hotel with leisure club. The area offers delightful river and countryside walks and has good transport links, being situated within three miles of the A69 Carlisle to Newcastle road, with easy access to the M6 and rail and bus links to Carlisle city centre. The Eden Valley, Hadrian's Wall and the Lake District National Park are also within easy reach.

PROPERTY DESCRIPTION

Lime House is an imposing Georgian property located in the heart of the village of Wetheral, overlooking the village green. Sympathetically converted in 2014 into executive apartments, the apartment offers high quality fixtures and fitting, two parking spaces, a balcony and a garden. The accommodation comprises open plan living area, two generous bedrooms and shower room. Ideal for professional couples or buyers looking to downsize.

ACCOMMODATION

Entrance

Communal entrance hall with front door, radiator, stairs to first floor and door to apartment 1.

Hallway

Doors to all rooms, door to rear garden, radiator, built-in cupboard housing Worcester boiler and fuse box.

Open Plan Living/Kitchen/Dining Area

6.60m x 5.80m (21' 8" x 19')

The kitchen area is fitted with a range of wall and base units, breakfast bar, stone work surfaces, 1.5 bowl sink and drainer with mixer tap, electric induction hob, electric oven, extractor hood, integrated fridge/freezer, integrated washing machine, integrated dishwasher, pull out storage unit, under unit lighting. Living area has a part frosted window to side, double glazed patio doors to front decked balcony, two radiators, TV and satellite point.

Bedroom 1

4.70m x 2.85m (15' 5" x 9' 4")

Window to rear, radiator, TV and satellite points. There is large walk-in cupboard with a double glazed frosted window to side, and plumbing in place to convert it into an en-suite shower room if required.

Bedroom 2

3.60m x 2.85m (11' 10" x 9' 4")

Part frosted window to side, radiator.

Bathroom

2.70m x 1.50m (8' 10" x 4' 11")

Fitted with a three piece suite comprising shower cubicle with Mira shower, WC, vanity wash hand basin, tiled walls, extractor fan, heated towel rail, Karndean style floor, wall mounted mirrored cupboard with lights.

EXTERNALLY

Garden and Parking

The front decked balcony has a safety rail surrounding it and benefits from views across the Wetheral village green. To the rear of the property there is a garden with sandstone flagged patio area and shilled areas. There is a side access gate which leads to the rear of the property where there are two parking spaces and shared bin store.

ADDITIONAL INFORMATION

Leasehold Information

999 year lease from 2013. The service charge is approximately £1,200 pa.

Referral & Other Payments

PFK work with preferred providers for the delivery of certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee: Napthens, Bendles LLP, Scott Duff & Co Property Lawyers/Conveyancing Service - completion of a sale or purchase, PFK will receive a referral fee of £120 to £180 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances, PFK will receive a referral fee - the average fee earned in 2018 was £226.32; ETSOS/EPC and Floorplan Providers - EPC and floorplan £66.00, EPC only £24.00, floorplan only £6.00. All figures quoted are inclusive of VAT.

SALE DETAILS

Services: Mains gas, electricity, water and drainage. Gas central heating and double glazing installed. Telephone line installed subject to BT regulations. Please note - the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

Viewing: Through our Carlisle office, 01228 558 666.

Directions: Leave Carlisle on Warwick Road, take the second exit at the roundabout on to the A69. Turn right signposted for Wetheral, continue along Plains Road, turn right at the T-Junction go over the bridge, follow the road round with the green on your left hand side.