

Cumbrian Properties

Uppertown Farm, Kirklington



Price Region £425,000

EPC-F

Detached farmhouse | Rural location
1 reception room | 3 bedrooms | 2 bathrooms
Oil central heated & double glazed | Outbuildings & barns

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2/ UPPERTOWN FARM, KIRKLINTON, CARLISLE

A detached three-bedroom farmhouse set in the rural hamlet of Uppertown, less than a mile from Kirklington and nine miles north of Carlisle. The oil central heated and double glazed property offers spacious accommodation including two reception rooms, a dining kitchen, and a sunroom overlooking an adjoining paddock. A sandstone barn, stables with development potential, and additional powered outbuildings sit to the side, with a second roadside-access paddock located opposite the property. Just over six miles from Kingstown business park, with Brampton and Longtown nearby, the location combines countryside living with convenient access to local amenities.

The accommodation with approximate measurements briefly comprises:

Entrance to the property leads into the boot room.

BOOT ROOM (7' x 5'5) Dado rail, coving to the ceiling and door leading to the kitchen.

KITCHEN (22' x 16') Fitted kitchen incorporating 1.5 bowl sink unit with mixer tap, Rangemaster oven & grill with 6 burner hob and extractor hood above, plumbing for dishwasher. Tiled splashback surrounding worktops, coving to the ceiling, radiator, wood effect flooring, dado rail, double glazed UPVC window to the front, doors to the lounge and utility room and archway leading to dining area



KITCHEN

DINING AREA (15' x 11'5) Double glazed UPVC window to the front, radiator, dado rail, multi-fuel stove, coving to the ceiling and staircase leading to the first floor, wood effect flooring and door leading to the conservatory.



KITCHEN

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CONSERVATORY (19'5 x 11'5) Double glazed UPVC door to the side, leading to the rear garden. Tiled flooring with underfloor heating.

LOUNGE (16' x 13') Double glazed UPVC window to the front, radiator and fireplace.



CONSERVATORY



LOUNGE

UTILITY ROOM (9'7 x 7') Fitted worktops and cupboards, plumbing for washing machine, timber framed single glazed window to the rear, tile effect vinyl flooring and door to the ground floor bathroom.

GROUND FLOOR BATHROOM (8' x 7') Frosted timber framed single glazed window to the rear. Room is to be completed.

FIRST FLOOR

LANDING Double glazed UPVC window to the rear, radiator, shelved storage cupboard housing the water tank, and doors to one bedroom, bathroom and inner hallway.

SHOWER ROOM (9'5 x 7') Three piece suite comprising WC, wash hand basin, walk-in electric shower. Tiled splashback, heated towel rail, dado rail, built-in shelved storage cupboard.



SHOWER ROOM

INNER HALL (16'4 x 3') Radiator and doors to the further two bedrooms.

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BEDROOM 1 (16' x 13') Double glazed UPVC window to the front, radiator, heated towel rail and original fireplace.

BEDROOM 2 (13'5 x 12'5) Double glazed UPVC window to the front, radiator, built-in shelved storage cupboard with rail.



BEDROOM 1



BEDROOM 2

BEDROOM 3 (17' x 9') Double glazed UPVC window to the front, radiator and original fireplace.



BEDROOM 3

OUTSIDE To the rear of the property, is a fenced and gated field with access to the outbuildings, septic tank and views of neighbouring fields. To the front of the property, there is a gated courtyard with several outbuildings and barns. Across the road from the property, is a fenced orchard with grass and timber shed, leading on to a further field with wooden shed.

OUTBUILDING 1 (15' x 16') Sandstone outbuilding.

OUTBUILDING/UTILITY (11' x 7') Sink with drainer, fitted cupboards and worktops, power and lighting and timber framed single glazed window to the front.

OUTBUILDING 2 (15' x 17'5) Accessible via stable door.

OUTBUILDING 3 (27' x 16') Accessible via sliding door, three Velux windows to the rear and two timber framed single glazed windows to the front. Has power and lighting.

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OUTBUILDING 4 (37' x 15') Three Velux windows to the rear.

BARN/GARAGE (17' x 9') Power.

CONNECTING GARAGES

GARAGE 1 (16' x 9') Storage area

GARAGE 2 (18' x 15'5) Accessible via doors from front courtyard or rear garden.

GARAGE 3 (17' x 11')

BARN (1ST SECTION) (33' x 16') Accessible via sliding door. Storage.

EXTENDED DUTCH BARN (2ND SECTION) (70' approx. x 60'approx)

TIMBER BUILT GARAGE (30' x 15' approx.)



REAR OF THE PROPERTY



BARNS



FENCED ORCHARD & FIELD

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TENURE We are informed the tenure is Freehold.

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

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.

