

Edwin
Thompson



BEECH COTTAGE

Baronwood, Armathwaite, Carlisle CA4 9TP

FOR SALE

Beech Cottage, Baronwood,
Armathwaite, Carlisle CA4 9TP

A charming four bedroom end of terrace property occupying a sizeable plot, in a rural location with a large wrap around garden and sizeable living accommodation. Beech Cottage is an end of terrace traditionally stone built property situate in a lovely rural appointment, with views to both front and rear.

LOCATION

What3Words:///raven.evoked.suspends

Situated only a short distance from the A6, this property offers spacious accommodation in a rural location.

The M6 is easily accessed at Junctions 41 or 42, Penrith is around 12 miles to the south and Carlisle approximately 8 miles to the north. The neighbouring villages of Armathwaite and Lazonby provide primary schools, churches and public houses, Lazonby also offers a Co-Op and post office, open-air swimming pool and a railway station on the scenic Carlisle to Settle line. There are doctors' surgeries at High Hesket and Kirkoswald. Carlisle and Penrith both offer secondary schools with the property currently within the catchment area for Caldew School at Dalston.

GUIDE PRICE - £325,000

Offered exclusively for sale by Edwin Thompson





The living accommodation is arranged as follows:

On the ground floor:

Entrance Hallway - Access via wooden front door with stairs up to the first floor and a door through to the Dining / Living room.

Dining / Living Room - A spacious, front aspect room with exposed painted beams and outlook over the front garden / countryside beyond. TV point, radiator and picture window looking through to the kitchen. Doors leading to storage room, downstairs shower room, boiler cupboard, kitchen and snug.

Storage Room - A small room with surrounding shelves providing ample storage, small window overlooking the rear garden.

Wooden door leading to a small corridor with doors to boiler cupboard and shower room.

Shower Room - Partly tiled, laminate flooring and white suite comprising free standing shower cubicle, wash hand basin and WC.

Boiler Cupboard - A large cupboard housing the boiler and ample storage above.

Kitchen - Window with far reaching views to the rear, good range of wall and base units, stainless steel sink/drainage unit with mixer tap. Rear door leading to the back yard and garden.

Snug - A spacious, front aspect room with outlook over the front garden and countryside beyond. Exposed painted beams, TV point, radiator and wood burning stove. Doors leading to storage cupboard and office.

Office - A rear room with exposed painted beams, radiator and window overlooking the rear garden.

On the first floor:

Landing - With doors to all first floor rooms and loft hatch.

Bathroom - Substantial family bathroom, partly tiled with a laminate flooring. Three piece white suite comprising bath, wash hand basin and WC.

Bedroom 1 - A double bedroom with radiator and shelved cupboard, front aspect window.

Bedroom 2 - A rear aspect, single bedroom. Radiator.

Bedroom 3 - A double bedroom with radiator and cupboard, front aspect window.

Storage Cupboard - Large storage cupboard with shelves and window looking through to bedroom 3.

Bedroom 4 – Master Bedroom A generous master bedroom with cast iron fireplace feature, TV Points, radiator, two windows with rear aspect and views over surrounding countryside

Externally:

Parking - A gravelled area to the front of the property provide ample parking for multiple vehicles.

Gardens - The gardens are very well proportioned and fully enclosed. To the front a lawned with low maintenance flower/shrub borders and a separating hedge from Oak Cottage. A pathway leading down to the front door and wrapping around the rear of the property. Lawned gardens wrap around the side and rear of the property with a decked area.

Outside Stores - To the rear of the property there are two stores adjoining the back of the property and a further two separate stores at the end of the garden.

SERVICES

Mains electricity and water supplies are connected (no gas). Oil boiler and water cylinder with radiators off providing heating. Foul drainage to a mini treatment plant.

TENURE

Freehold.

AGENTS NOTE

Services not tested by Edwin Thompson Property Services Limited.

COUNCIL TAX

Edwin Thompson is advised by our client who identifies the property as being within Band "C" The Westmorland and Furness Council website quotes the total Council Tax payable for the year 2024/25 as being £1,922.05.

OFFERS

All offers should be made to the Agents, Edwin Thompson Property Services Limited.

VIEWING

The property is available to view by prior appointment with the Carlisle Office of Edwin Thompson LLP.

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Edwin Thompson LLP is a member of RICS which has a client money protection scheme and is also a member of The Property Redress Scheme which is a redress scheme. You can find out more details on the agent's website: www.edwinthompson.co.uk or by contacting the agent directly on 017687 72988.



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| Edwin Thompson FIFTEEN Rosehill, Montgomery Way, Carlisle CA1 2RW | | |
| Beech Cottage | | |
| SCALE : 1 : 500 @ A4 | DATE : 01/04/2025 |  |
| MAP FILENAME : CRG / LS / CL1149(10) | | |
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