

Cumbrian Properties

Garth Foot Cottage, Castle Carrock



Price Region £375,000

EPC-E

Cottage | Beautiful countryside views
2 reception rooms | 3 double bedrooms | 2 bathrooms
Double garage & gardens | Sought after village

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2/ GARTH FOOT COTTAGE, CASTLE CARROCK, BRAMPTON

This period cottage, brimming with character, offers three double bedrooms and two bathrooms, nestled in the charming and sought-after village of Castle Carrock. The property welcomes you with a gated driveway leading to a spacious double garage. The front garden is neatly lawned, creating an inviting first impression. At the rear, you will find a beautifully landscaped garden featuring a timber-framed sun house, perfect for relaxing or entertaining. The garden also includes a block-paved patio and a gravelled driveway, adding to its rustic charm and practicality. As you step inside, the first floor entrance hall leads you to the cozy lounge, complete with a log burner that adds warmth and a touch of traditional elegance. This floor also hosts an en-suite double bedroom, offering convenience and privacy. The second floor reveals a second spacious double bedroom which boasts built-in storage and retains its original features providing a sense of historical charm and character that is sure to delight. To the ground floor is a well-appointed fitted kitchen with integrated appliances, making it both functional and stylish. Adjacent to the kitchen is a dining room with a door that opens directly to the rear garden, seamlessly blending indoor and outdoor living spaces. This floor also includes a third double bedroom, a family bathroom, and a utility room, ensuring ample space for family living and guests. This cottage seamlessly combines period features with modern comforts, making it an ideal home in the picturesque village of Castle Carrock.

The accommodation with approximate measurements briefly comprises:

Timber front door into first floor entrance hall.

FIRST FLOOR

ENTRANCE HALL Window to the front, staircase to the ground floor, door to lounge and staircase to the second floor with window to the side.

LOUNGE (24'8 x 13') Windows to the front, side and rear. Log burner, two radiators, original ceiling beam, coving to the ceiling and door to bedroom 1.



LOUNGE

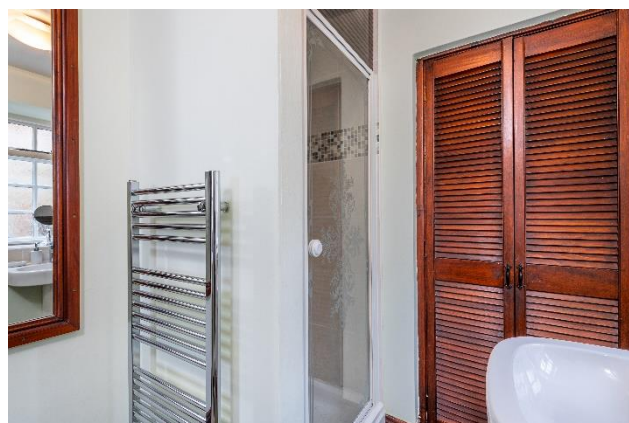
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BEDROOM 1 (12' x 9') Windows to the rear, radiator, built-in wardrobes and cupboards and door to en-suite shower room.



BEDROOM 1

EN-SUITE SHOWER ROOM (7' x 7') Three piece suite comprising walk-in shower, WC and wash hand basin. Heated towel rail, built-in shelved storage cupboard and frosted window to the side.



EN-SUITE SHOWER ROOM

SECOND FLOOR LANDING Built-in storage cupboard and door to bedroom 2.

BEDROOM 2 (16'6 x 15'7) Windows to the side and rear with beautiful views over the neighbouring countryside, radiator, original ceiling beams and built-in storage cupboard with sliding doors.



BEDROOM 2

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GROUND FLOOR

KITCHEN (19'8 x 12') Fitted kitchen incorporating an eye-level oven and grill, one and a half bowl sink unit with mixer tap, four ring electric hob with extractor hood above, integrated fridge and integrated wine cooler. Window to the front, wood flooring, original ceiling beams, radiator, doors to dining room, inner hall and utility room.



KITCHEN

DINING ROOM (13' x 9'9) Window to the side, radiator and door to the rear garden.



DINING ROOM

INNER HALL Doors to bedroom 3 and family bathroom.

BEDROOM 3 (10'5 x 10'4) Radiator and window to the rear.



BEDROOM 3

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FAMILY BATHROOM (8'3 x 5'9) Three piece suite comprising shower above panelled bath, WC and wash hand basin. Wood flooring, heated towel rail, frosted window to the side and panelled ceiling.



BATHROOM

UTILITY ROOM (8'7 x 6'6) Fitted cupboards, tiled flooring, fitted worksurfaces, plumbing for washing machine, sink unit, windows to the front and side, and door to rear garden.

OUTSIDE The property is accessed via a timber gate leading onto a gravelled driveway with lawned front garden, block paved pathway and outhouse/log store. To the rear of the property is a block paved patio with floral borders, small lawn and steps leading up to the gravelled driveway providing access to the double garage, timber framed sun house, Worcester boiler and oil tank.

DOUBLE GARAGE Power, water and windows to both sides.



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GARDENS

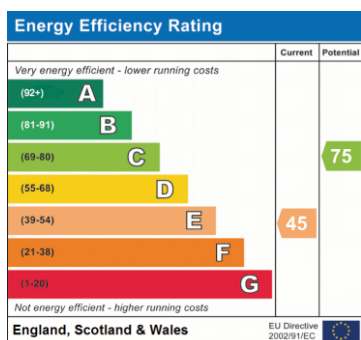


VIEW

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.



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