

Cumbrian Properties

Liddore, Kirkbampton



Price Region £275,000

EPC-D

Detached property | Popular village location
1 reception | 3 double bedrooms | Four piece bathroom
Off street parking | Views to the Solway | Ideal family home

01228 599940
2 Lonsdale Street, Carlisle CA1 1DB

www.cumbrian-properties.co.uk
properties@cumbrian-properties.co.uk

2/ LIDDORE, KIRKBAMPTON, CARLISLE

This well appointed three double bedroom detached family home provides spacious rooms, parking for multiple vehicles, gardens and views across the Solway Firth. Located in the popular village of Kirkbampton to the West of Carlisle, the property is double glazed and oil centrally heated and comprises spacious entrance hall, a good sized lounge featuring a cosy log burning stove, stylish dining kitchen with island, range cooker and built-in pantry, three double bedrooms, two of which have stunning views across the countryside towards the Solway Firth and a modern four piece bathroom. Externally, to the front of the property there is ample off-street parking for multiple vehicles along with car port and a generous lawned garden providing a perfect space to relax and enjoy the outdoors. To the rear of the property is a low maintenance, south facing, patio style garden with log store and two brick built outhouses. Kirkbampton is a desirable village to the West of Carlisle with its own primary school and active village hall, with pleasant walks and cycling routes on your doorstep. Just a ten minute drive into Carlisle city centre and good transport links to West Cumbria and the Solway Coast. The property would suit those looking for rural living close to amenities.

The accommodation with approximate measurements briefly comprises:

Entry through UPVC front door into a spacious entrance hall.

ENTRANCE HALL Staircase to the first floor and doors leading through to the lounge and dining kitchen.



ENTRANCE HALL

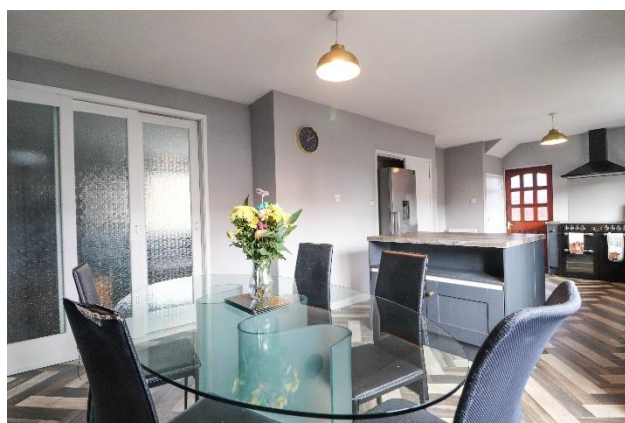
LOUNGE (17'6 x 11'6) Cosy multi-fuel stove sat on a tiled hearth with wooden lintel above, double glazed window to the front, radiator and sliding glazed doors leading to the dining kitchen.



LOUNGE

3/ LIDDORE, KIRKBAMPTON, CARLISLE

DINING KITCHEN (25' x 12') Fitted kitchen incorporating a range style cooker with five burner electric hob and extractor hood above, integrated dishwasher, plumbing for washing machine, wood effect worktops, sink unit with mixer tap, kitchen island, space for full height fridge freezer and built-in pantry. Wood effect flooring, two double glazed windows to the rear, two radiators, partially wood panelled wall and door leading to the side of the property.



DINING KITCHEN

FIRST FLOOR

LANDING Doors to all bedrooms and bathroom, double glazed window, radiator and access to the partially boarded loft.



LANDING

4/ LIDDORE, KIRKBAMPTON, CARLISLE

BEDROOM 1 (14'7 max x 11'6 max) Feature wood panelled wall, radiator and double glazed window to the front with views towards the Solway.



BEDROOM 1

BEDROOM 2 (12'6 x 12') Double glazed window to the rear of the property and radiator.



BEDROOM 2

BEDROOM 3 (10'9 max x 8' max) Built-in storage, radiator, double glazed window to the front with views towards the Solway.



BEDROOM 3

5/ LIDDORE, KIRKBAMPTON, CARLISLE

BATHROOM (11'5 x 5') Four piece suite comprising walk-in shower cubicle, panelled bath, vanity unit wash hand basin and WC. Fully boarded walls, panelled ceiling with spotlights, two frosted glazed windows, heated towel rail, and tile effect flooring.



BATHROOM

OUTSIDE To the front of the property is a generous lawned garden along with gravelled driveway providing off-street parking for multiple vehicles leading up to a covered car port where there are two brick built outhouses with power & water supply and gate providing access to a low maintenance, south facing, rear garden with log store, oil tank and outside WC.



SOUTH FACING REAR GARDEN



FRONT GARDEN



CAR PORT

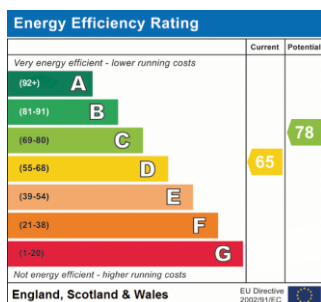
6/ LIDDORE, KIRKBAMPTON, CARLISLE



VIEWS TO THE FRONT

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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