

Cumbrian Properties

The Coach House, Armathwaite



Price Region £325,000

EPC-

Semi-detached property | Reverse style accommodation
First floor open plan living | 4 bedrooms | 2 bathrooms | Conservatory
Courtyard & double garage | Balcony & stunning views

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2/ THE COACH HOUSE, ARMATHWAITE, CARLISLE

This four bedroom, two bathroom, characterful, extended, semi-detached property is situated in a sought after village location with beautiful countryside views. The accommodation briefly comprises entrance hall with fitted storage cupboards, inner hall leading to four double bedrooms – all with fitted wardrobes, master en-suite shower room, family bathroom and conservatory. To the first floor is the 36'9 dining lounge with Morso wood burning stove, balcony enjoying views over the neighbouring fields and access to the fitted kitchen with Rangemaster cooker. Mature lawned front garden, surrounded by a dry stone wall and to the rear of the property is a well-maintained landscaped courtyard and detached double garage/workshop with electric roller door.

The accommodation with approximate measurements briefly comprises:

Front door into entrance hall.

ENTRANCE HALL Fitted shelved storage cupboard and door to inner hall.

INNER HALL (28' x 14') UPVC double glazed window to the front, staircase to the first floor, understairs storage cupboard, three radiators and two UPVC double glazed windows to the front. Doors to bedrooms, bathroom and conservatory.



INNER HALL

BEDROOM 1 (15'9 x 9'8) UPVC double glazed windows to the rear, radiator, exposed timber beams, mirror fronted fitted wardrobes and door to en-suite shower room.



BEDROOM 1

3/ THE COACH HOUSE, ARMATHWAITE, CARLISLE

EN-SUITE SHOWER ROOM (7' x 5'7) Three piece suite comprising WC, vanity unit wash hand basin and walk-in shower. Electric radiator and UPVC double glazed window to the front.



EN-SUITE SHOWER ROOM

BEDROOM 2 (10'7 x 6'9) UPVC double glazed window to the rear, radiator and mirror fronted fitted wardrobes.



BEDROOM 2

BEDROOM 3 (10'8 x 9'6) UPVC double glazed window to the rear, radiator and mirror fronted fitted wardrobes.



BEDROOM 3

4/ THE COACH HOUSE, ARMATHWAITE, CARLISLE

BEDROOM 4 (15'3 x 9'5) UPVC double glazed windows to the front and rear, radiator and mirror fronted fitted wardrobes.



BEDROOM 4

FAMILY BATHROOM (10'6 x 6'5) Four piece suite comprising WC, vanity unit wash hand basin, panelled bath with shower attachment and walk-in shower cubicle with electric shower. Tiled flooring, electric radiator and UPVC double glazed window.



BATHROOM

CONSERVATORY (12'5 x 10') Tiled flooring and UPVC double glazed French doors to the rear courtyard.



CONSERVATORY

5/ THE COACH HOUSE, ARMATHWAITE, CARLISLE

FIRST FLOOR

OPEN PLAN LIVING/DINING/KITCHEN

KITCHEN AREA (18'4 x 15'7) Fitted kitchen with UPVC double glazed windows to the front and rear, one and a half bowl sink unit with mixer tap, freestanding Rangemaster cooker with five ring hob and extractor hood above, plumbing for washing machine, Worcester boiler, wooden flooring, exposed timber beams and good size walk-in pantry.



KITCHEN AREA

DINING LOUNGE AREA (36'9 x 13'8) UPVC double glazed windows to the front and rear, two radiators, Morso wood burning stove and UPVC door to the balcony with views to the front over the neighbouring countryside.



DINING LOUNGE AREA

OUTSIDE To the front of the property is a mature lawned garden, enclosed by dry stone walls and gate, with sandstone path, gravelled beds and floral borders. Paved courtyard to the rear of the property along with a double garage and greenhouse. There is access to the side of the property, shared with the neighbouring property.

DOUBLE GARAGE (25'5 x 15') Electric roller door, fitted worksurfaces and cupboards, power and light. Currently used as a workshop and log store.

6/ THE COACH HOUSE, ARMATHWAITE, CARLISLE



FRONT GARDEN



REAR OF THE PROPERTY



COURTYARD & GARAGE



VIEW FROM THE BALCONY

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.

EPC GRAPH TO FOLLOW