

PFK

Low Hurst House, Wreay, Carlisle CA4 0RH

Guide Price: £575,000





LOCATION

Low Hurst House sits privately in a small cluster of homes, just 0.8 miles to the north of the village of Wreay. Wreay itself is a picturesque rural village around 5 miles to the south of the city of Carlisle which lies on the River Petteril and even has its own community flag. It is well connected for easy access and the M6, A6 and West Coast Main Line railway all skirt the village. With plenty going on in Wreay, you will be pleased to discover a village hall, a 'Good' OFSTED rated C of E Primary School, a popular village pub, The Plough Inn and the beautiful St Mary's Church located next to the lovely village green. The church was designed by Sara Losh in around 1835, and is notable as the earliest known example in Britain of a revival of Lombard architecture, it is a Grade II* listed building and well worth a visit.

PROPERTY DESCRIPTION

Magical forever home ready and waiting to impress you, welcome to Low Hurst House, sitting pretty in just over a third of an acre there is not a finger to lift to move in and enjoy living here, but there is certainly opportunity to make changes depending on your lifestyle needs...

This property is bursting with character and charming quirks, including two staircases, three front doors, three back doors, two heating systems, three multifuel stoves and whilst there is a pear tree in the garden, we did not find a partridge in it!

The approach to the property is along a private lane, owned by the property and giving access to just a handful of other homes, there is parking for 3-4 cars to the front, plus private gated access to a large driveway providing ample additional parking. Entering via the door in the sandstone side porch you are transported into a vibrant, welcoming hallway, with access to reception rooms 1 & 2, the first staircase which leads up to bedrooms 2 & 3, the family bathroom and then finally opening into the gorgeous family room with sandstone inglenook fireplace. The family room gives access to the rustic oak kitchen, complete with stable door out to the glorious rear sandstone patio, you also gain access to the inner hallway from the family room. The boot room is the second front door you could use, which opens into the inner hallway, and this leads to the cloakroom & WC, and to the foot of the second staircase. The top of the second staircase you will find an arched picture window to the rear garden and the door to the master suite, with exposed A beams and vaulted ceiling, built in storage, plus a walk in wardrobe and en-suite. Back on the ground floor the next room is the snug, with glazed door to the rear garden and 2 steps leading up to the rear hallway. This vaulted ceiling hallway gives you the third front door and also the third back door, with the fourth bedroom, second bathroom and utility room (previously a kitchen) all with vaulted ceilings and bags of character.

Currently utilised to accommodate a family who just love their own space, it would be easy (STP) to create separate multigenerational living or Airbnb/holiday let /WFH facilities and that does not even take into account the 3 stables that are used for workshop / storage at the moment!

Low Hurst House is an enviable opportunity to own a stunning home, with magical woodland gardens including a secluded tree stump seating around the campfire for toasting marshmallows, take it as it is, or make it so much more, what are you waiting for?

ACCOMMODATION

Entrance

PVCu front door into the entrance vestibule

Entrance Vestibule

2.84m x 1.18m (9' 4" x 3' 10")

With tiled floor, sandstone feature wall and two double glazed windows.

Hallway

Glazed door leading into the hallway, radiator, access to the first of the two staircases and doors leading off to reception 1, reception 2, family bathroom, the family room.

Reception 1

3.90m x 3.55m (12' 10" x 11' 8")

Dual aspect room with feature stone mullion windows, double glazed windows to the front and side aspects, built-in storage cupboard, radiator.

Has previously been utilised as a double bedroom.

Reception 2

3.95m x 3.72m (13' 0" x 12' 2")

Dual aspect room with feature stone mullion windows to the front and side aspects, feature red marble fireplace with multifuel stove, built-in storage cupboards, radiator.

Family Bathroom

3.51m x 3.12m (11' 6" x 10' 3")

Double glazed window to the rear elevation, free-standing claw foot roll-top bath, W.C., pedestal wash-hand basin, double walk-in shower cubicle, radiator, extractor fan, double door airing cupboard with shelves and hanging rail.

Family Room

5.22m x 4.14m (17' 2" x 13' 7")

Two double glazed windows to the front with large sandstone Inglenook fireplace housing the multi-fuel stove, radiator, door to the kitchen and door to the inner hallway.

Kitchen

4.07m x 3.67m (13' 4" x 12' 0")

Fitted with solid rustic oak wall and base units, laminated worktops, 1.5 bowl stainless steel sink and drainer unit, tiled splashbacks, free-standing electric range cooker with extractor over, free-standing dishwasher. Double glazed window to the rear garden, hardwood split stable door out to the rear courtyard patio and garden. Inset spotlights and radiator.

Inner Hallway

Coming from the family room, this area serves as the hallway from the boot room, and has a door to cloakroom and a door through to the foot of the second staircase.

Boot Room

2.81m x 2.09m (9' 3" x 6' 10")

Double glazed window to the front elevation, this is the entrance way via the 'second' front door option, with an exposed feature stone wall, radiator, tiled floor, double glazed window and solid wood, original part glazed door into the inner hallway.

Cloak Room

Three-quarter panelled room with space and plumbing for washing machine and tumble dryer in a concealed full height cupboard, further storage, seating bench, coat hooks, door into the ground floor W.C.

W.C.

Double glazed window to the rear, W.C., pedestal wash-hand basin, radiator.

Secondary Inner Hall

Access to staircase no. 2 leading up to the master bedroom and door leading into the snug.

Snug

4.78m x 4.19m (15' 8" x 13' 9")

Dual aspect room with double glazed window to the front and fully glazed PVCu door to the rear garden, multi-fuel stove, built-in storage cupboard, two steps up leading to the rear entrance hallway.

Rear Entrance Hallway

Vaulted ceiling, with external access via the third front door and third back door for the property, Velux roof light and doors leading off to the utility room, bathroom no. 2 and bedroom 4.

Utility Room

4.37m x 3.58m (14' 4" x 11' 9")

Previously used as a dining kitchen. Triple aspect room with sandstone exposed wall, stone mullion windows, vaulted ceiling, exposed beams. Houses the oil boiler, space and plumbing for washing machine, electric cooker point located behind the freestanding dresser, stainless steel sink and drainer unit with white wall and base units, laminated worktops, tiled splashbacks, radiator.

Bathroom No. 2

1.91m x 1.73m (6' 3" x 5' 8")

Two double glazed windows to the side, vaulted ceiling, Velux roof light, inset spotlights, bath with shower over, wash-hand basin inset in vanity unit, W.C. and tiled floor.

Bedroom 4

4.21m x 3.50m (13' 10" x 11' 6")

Two double glazed windows to the front aspect, which can be externally be shuttered with stable doors to, one double glazed window to the side, vaulted ceiling, painted exposed beams, radiator.

FIRST FLOOR

Staircase 1

Landing with feature mullion stone window, door to large storage cupboard and bedrooms 2 and 3.

Storage

2.85m x 1.80m (9' 4" x 5' 11")

Velux roof light. Potential (STP) to create an ensuite out of this space.

Bedroom 2

3.92m x 3.61m (12' 10" x 11' 10")

Dual aspect room with double glazed feature stone mullion windows, vaulted ceiling, exposed beams, radiator.

Bedroom 3

3.91m x 3.66m (12' 10" x 12' 0")

Dual aspect room with two double glazed feature stone mullion windows, vaulted ceiling, exposed painted beams, radiator.

Second Staircase

Second staircase with feature arch window and door into the master bedroom.

Master Bedroom

4.23m x 3.40m (13' 11" x 11' 2")

Dual aspect room with double glazed windows to the front and rear, exposed A-frame beams, vaulted ceiling, built-in storage cupboard, walk-in wardrobe and ensuite.

Ensuite

Vaulted ceiling with Velux roof light, wash-hand basin inset into vanity unit, W.C., walk-in shower cubicle, stainless steel ladder radiator.

STABLE BLOCK

Workshop 1

3.64m x 2.69m (11' 11" x 8' 10")

with original cobbled floor, power, outside tap, lights.

Workshop 2

3.68m x 1.93m (12' 1" x 6' 4")

With power and light.

Workshop 3

3.68m x 1.98m (12' 1" x 6' 6")

With light

EXTERNALLY

Gardens and Parking

The property has a long private driveway also giving access to several other properties, with off-street parking and turning for 3-4 vehicles plus a separate private and secure gated driveway which provides additional off-street parking for multiple vehicles.

The front garden is mainly laid to lawn with access to the stables. Large 5 x 4m approx. concrete pad for additional shed / summer house or pergola there are also fruit trees including cooking apple and pear, a cherry tree and oak tree.

The rear garden has an additional 5 x 4 m concrete pad which could be utilised for summer house, garden room or pergola. Mainly laid to lawn with mature shrub bordered sandstone patio courtyard. There is a lovely area of woodland garden perfect for hidden fairy doors and hide and seek, and to the far end of the garden is bamboo screening creating a private camp fire area with tree stump seating, perfect for toasting marshmallows.

ADDITIONAL INFORMATION

Tenure & EPC

Tenure - Freehold

EPC - G

Septic Tank

We have been informed that the property has a septic tank and would advise any prospective purchaser to check it complies with current standards and rules introduced on 1st January 2020.

Referrals and Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Pollard & Scott/Independent Mortgage Advisors - arrangement of mortgage & other products/insurances - average referral fee earned in 2023 was £222.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

SALE DETAILS

Mains electricity and water & part oil central heating and part Flow Gas central heating with gas tank and oil tank located in garden; double glazing installed throughout. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band E

Viewing: Through our Carlisle office, 01228 558 666.

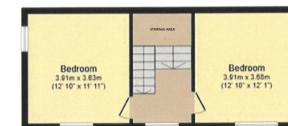
Directions: Low Hurst House can be located with the postcode CA4 0RH and be identified by a PFK For Sale board. Alternatively, by using What3Words: [///galaxy.unions.pocket](https://www.what3words.com/#!/en-gb/galaxy.unions.pocket)





Ground Floor

Floor area 185.6 sq.m. (1,998 sq.ft.) approx



First Floor

Floor area 57.8 sq.m. (622 sq.ft.) approx

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		56
(39-54)	E		
(21-38)	F		
(1-20)	G	13	
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	