

Cumbrian Properties

Hill House, Carleton, Carlisle



Price Region £475,000

EPC-D

Detached property | Sought after location
1 reception room | 4 bedrooms | 2 bathrooms
Large mature garden | Parking & garage

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2/ HILL HOUSE, CARLETON, CARLISLE

This four-bedroom, two-bathroom detached property is set on a generous plot with vast mature gardens and a large garage with a usable loft. Located in the highly sought-after area of Carleton, to the south of Carlisle, the property boasts charm and character while beautifully blending original features with modern comfort. Showcasing exposed timber beams and period details throughout, it offers spacious, gas central-heated and double-glazed accommodation. The ground floor comprises a vestibule, a bay-fronted lounge with twin fireplaces, a utility room with cloakroom, and a generous open-plan dining kitchen with integrated appliances and French doors opening to the mature rear garden. Steps lead down to a versatile study and a rear hallway with a stable door. Upstairs, there are four well-proportioned bedrooms, including a master suite with fitted wardrobes, drawers, a dressing table, and an en-suite shower room, alongside a family bathroom. Outside, the front features a mature lawned garden, while the extensive tiered rear garden includes a block-paved patio, manicured lawns, colourful borders, mature trees, shrubs, a timber sun house, vegetable patches, a greenhouse, and a garage. The property is further enhanced by a useful loft room accessed via an external staircase from the rear garden, and is conveniently close to restaurants, shops, supermarkets, riverside walks, public transport links, and junction 42 of the M6.

The accommodation with approximate measurements briefly comprises:

VESTIBULE Door to lounge.

LOUNGE (30'7 x 17'7) Double glazed bay window and double glazed timber framed window, both with secondary glazing, to the front of the property. Two fireplaces, four radiators, beech wood flooring, exposed beams to ceiling and door to an inner hall.



LOUNGE

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INNER HALL Understairs storage cupboard and doors to dining kitchen and utility cloakroom.

UTILITY/CLOAKROOM (13' x 9'3) Sink unit with drainer and mixer tap, fitted cupboards and worksurface, WC, plumbing for washing machine, houses the Worcester gas boiler, tiled flooring and double glazed timber framed window to the side.



UTILITY/CLOAKROOM

DINING KITCHEN (25'9 x 19') Fitted kitchen incorporating a 2.5 sink unit with mixer tap, an integrated eye level oven and grill, four burner electric hob with tiled splashback and overhead extractor, integrated fridge and freezer. Double glazed windows to the side and rear elevations, exposed timber beams to ceiling, Terracotta tiled flooring, two radiators and timber framed double glazed French doors leading to the rear garden. Staircase to the first floor, door to rear hallway and steps down to a study area.



DINING KITCHEN

STUDY AREA (8'4 x 8) Timber framed double glazed window to the rear and radiator.



STUDY AREA

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REAR HALLWAY Velux window to the rear, built in storage cupboard and timber stable door leading to the rear garden.

FIRST FLOOR LANDING Doors to bedrooms and family bathroom.

BEDROOM 1 (15'4 x 14'8) Double glazed windows to the front with secondary glazing, two radiators and fitted wardrobes, drawers and dressing table. Door to en-suite.



BEDROOM 1

EN-SUITE SHOWER ROOM (8'7 x 6'5) Four piece suite comprising WC, bidet, wash hand basin and walk-in shower unit. Heated towel rail, electric underfloor heating and timber framed double glazed sash window to the rear.



EN-SUITE SHOWER ROOM

BEDROOM 2 (15'9 x 12') Double glazed window to the front and radiator.



BEDROOM 2

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BEDROOM 3 (12' x 11'5) Timber framed double glazed windows to the rear and radiator.



BEDROOM 3



BEDROOM 4

FAMILY BATHROOM A four piece suite comprising WC, bidet, wash hand basin with mixer tap and tiled splashback, panelled bath with mixer tap and shower over bath. Tiled flooring and UPVC double glazed window to the rear.



FAMILY BATHROOM

OUTSIDE To the front of the property is a gated sandstone wall to a mature garden with lawned area, floral borders, bushes and shrubs. To the side of the property is a shillied parking area. To the rear is a block paved area leading to raised floral borders with steps leading up to the lawn, timber sun house, wooden gazebo, mature trees and shrubs. Vegetable patches and fruit trees. Timber greenhouse, gated access to the side and access via an archway from London Road to the garage with loft space.

GARAGE (28' x 12'6) With up and over door, timber framed windows to the side, power and lighting.

LOFT AREA (28'5 x 12'8) Velux windows to the side, power and lighting.

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REAR GARDENS

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TENURE We are informed the tenure is Freehold

COUNCIL TAX We are informed the property is in tax band D

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