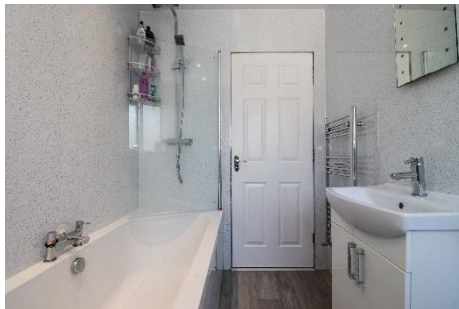


Cumbrian Properties

The Pines, Mealsgate



Price Region £215,000

EPC-C

Semi-detached property | 15 mins to Keswick
1 reception room | 3 double bedrooms | Newly fitted kitchen
Generous low maintenance gardens | Double garage & parking

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2/ THE PINES, MEALSGATE

This spacious, three double bedroom, semi-detached property is situated in a popular community village just 15 minutes to Keswick in the Lake District. Newly decorated throughout and with majority new floor coverings the Latimer Homes built property spans over three floors and briefly comprises spacious lounge with recently fitted multi fuel stove, a handy utility room with access to the rear garden, and a recently fitted kitchen with space for a table and chairs and plenty of storage. To the first floor there is the master bedroom – light and airy with fitted wardrobes and storage and views towards Skiddaw. The rear bedroom is also a double and features a fitted wardrobe and there is a modern, fully boarded three piece bathroom with waterfall power shower. To the second floor the third bedroom has plenty of space, room enough for two double beds and features an en-suite cloakroom along with plenty of storage. Externally, to the front of the property, is a lawned garden with gravelled borders. To the rear of the property is a generous, low maintenance garden laid to Indian sandstone paving with composite decking, hot tub, outside storage and access to the double garage – both from the decking and the drive where there is ample parking space. The property also benefits from 12 solar panels with a feed-in hybrid inverter ready for batteries. To the rear of the property is a wood with footpath and there is a private lane with parking for two cars and a private septic tank (emptied once a year). Mealsgate is a picturesque village with a strong community in the catchment area for Blennerhasset and Bothel schools, with its own church and children's playing field and in close proximity to the pub at Blennerhasset – just 2.5 miles. Easy access to the market towns of Wigton and Aspatria, Carlisle city centre and the Lake District. The area has bridal ways and paths along the river leading to Blennerhasset and Torpenhow with views towards Skiddaw and the Lake District.

The accommodation with approximate measurements briefly comprises:

UPVC front door into lounge.

LOUNGE (17' max into bay window x 17' max) Recently fitted multi fuel stove on a slate hearth with wooden lintel above, double glazed bay window to the front, radiator, coving to the ceiling, luxury LVT wood effect laminate flooring (25 year guarantee) and door to inner hall.



LOUNGE

INNER HALL Staircase to the first floor with newly fitted carpet, wood effect flooring and door to utility room.

UTILITY ROOM Wall and base units, plumbing for washing machine, space for tumble dryer, cupboard housing the Ideal combi boiler (3 years old), newly fitted tile effect flooring and part wood panelled walls, radiator, built-in cupboard with shelving and hanging space, UPVC door to the rear garden and door to kitchen. Plumbing is in place for a sink unit if required.

3/ THE PINES, MEALSGATE



UTILITY ROOM

KITCHEN (11'9 x 11'3) Fitted kitchen incorporating space for a freestanding cooker, one and a half bowl sink unit with mixer tap, space for American style fridge freezer, plumbing for dishwasher, double glazed window overlooking the rear garden, radiator, coving to the ceiling and newly fitted tile effect flooring.



KITCHEN

FIRST FLOOR

LANDING Doors to bedrooms 1,2 and bathroom. Newly fitted laminate flooring, double glazed window to the side with views over the fields, built-in storage cupboard and staircase to the second floor.

BEDROOM 1 (17' x 11'7) Built-in double wardrobes with extra shelving above and storage cupboard, two double glazed windows to the front, radiator and wood effect flooring.



BEDROOM 1

4/ THE PINES, MEALSGATE

BEDROOM 2 (8'9 x 8') Built-in double wardrobe with extra shelving above, double glazed window to the rear, radiator and wood effect flooring.



BEDROOM 2

BATHROOM (8' x 5'8) Three piece suite comprising power shower with waterfall shower head and handheld shower attachment above panelled bath, vanity unit wash hand basin and WC with concealed cistern. Boarded walls, panelled ceiling with spotlights, wood effect flooring, heated towel rail and frosted glazed window.



BATHROOM

SECOND FLOOR

LANDING Door to bedroom 3, double glazed Velux window and wood effect flooring.

BEDROOM 3 (14'4 x 10'7) Double glazed window to the side with views over the fields, double glazed Velux window, tile effect flooring, large eaves storage space housing the solar panel controls, radiator and door to the en-suite cloakroom.



5/ THE PINES, MEALSGATE

EN-SUITE CLOAKROOM Two pieces suite comprising wash hand basin and WC. Tiled splashbacks, radiator, wood effect flooring and eaves storage.

OUTSIDE Lawned front garden with gravelled borders. To the rear of the property is a generous paved garden with composite decked seating area, garden shed, hot tub, external sockets, water supply and access into the double garage.

DOUBLE GARAGE (19'5 x 19') Recently painted with power and water supply.



REAR GARDEN



REAR OF THE PROPERTY



GARAGE



PARKING



6/ THE PINES, MEALSGATE



VIEWS

PROPERTY NOTES 12 solar panels with a feed-in hybrid inverter ready for batteries. The property is fully alarmed (not currently connected by could easily be reconnected.) There is a Whatsapp group for residents for help with shopping and local information.

TENURE We are informed the tenure is Freehold.

COUNCIL TAX We are informed the property is Tax Band B.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	72	73
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	