

# Cumbrian Properties

## 4 Tarraby Mews, Tarraby



**Price Region £260,000**

**EPC-**

End-terraced property | Stunning countryside views  
2 reception rooms | 3 bedrooms | 2 bathrooms  
Double garage & parking | Mature rear garden

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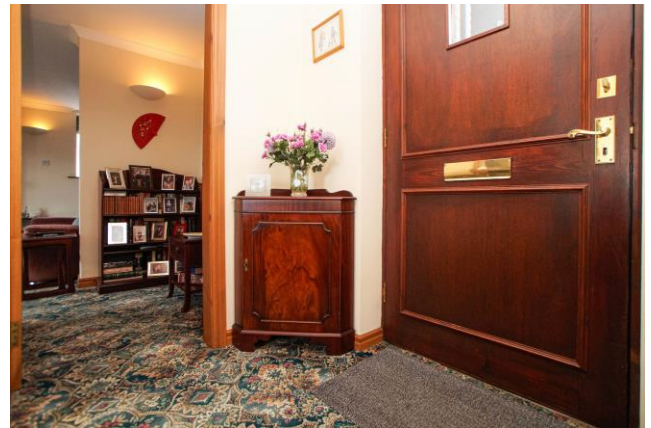
## 2/ 4 TARRABY MEWS, TARRABY, CARLISLE

A characterful, three bedroom, two bathroom, two reception room, end-terraced property with an abundance of character including exposed timber beams, situated in the sought after location of Tarraby. The gas central heated and double glazed accommodation briefly comprises entrance hall, cloakroom, lounge with French doors to the rear garden and open staircase to the first floor, dining room, kitchen and utility room. To the first floor there are three bedrooms, master en-suite bathroom and shower room. Well-established rear garden with paved patio, stunning countryside views, shared courtyard parking and a detached double garage. Tarraby is situated just off Brampton Road close to a variety of amenities including shops, schools and transport links.

The accommodation with approximate measurements briefly comprises:

**Front door into entrance hall.**

**ENTRANCE HALL** Radiator and coving to the ceiling. Doors to lounge, dining room and cloakroom.



ENTRANCE HALL

**CLOAKROOM** Two piece suite comprising WC and wash hand basin. Tiled splashbacks, radiator and tile effect laminate flooring.

**LOUNGE (16' x 15'7)** Fireplace, radiator, coving to the ceiling, open staircase to the first floor with double glazed window to the front, double glazed timber framed window to the side and double glazed timber framed French doors to the rear garden.



LOUNGE

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**DINING ROOM (10'8 x 9'5)** Timber framed double glazed window to the rear, radiator, coving to the ceiling and door to kitchen.



DINING ROOM

**KITCHEN (10'6 x 9')** Fitted kitchen incorporating a one and a half bowl sink unit with mixer tap, freestanding cooker with extractor hood above, dishwasher, radiator, wood effect vinyl flooring, double glazed timber framed window to the front and door to utility.



KITCHEN

**UTILITY (9'7 x 5'5)** Fitted units and worksurface incorporating sink unit with mixer tap, plumbing for washing machine, Worcester gas boiler and timber door to the side.



UTILITY



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### **FIRST FLOOR**

**LANDING** Double glazed timber framed window to the front, radiator, built-in shelved storage cupboard housing the hot water tank, exposed ceiling beams, doors to bedrooms and shower room.

**BEDROOM 1 (11'7 x 10')** Double glazed timber framed window to the rear, radiator , exposed ceiling beams and door to en-suite bathroom.



BEDROOM 1

**EN-SUITE BATHROOM (9' x 5'8)** Three piece suite comprising WC, wash hand basin and panelled bath. Radiator, exposed ceiling beams and Velux window to the rear.



EN-SUITE BATHROOM

**BEDROOM 2 (12' x 10'7)** Double glazed timber framed window to the side, radiator and exposed ceiling beams.



BEDROOM 2

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**BEDROOM 3 (10'5 x 8'6)** Double glazed timber framed window to the front, radiator, Velux window to the front and exposed ceiling beams.



BEDROOM 3

**SHOWER ROOM (8' x 5'9)** Three piece suite comprising WC, wash hand basin and walk-in shower. Radiator, part tiled walls, Velux window to the rear and exposed ceiling beams.



SHOWER ROOM

**OUTSIDE** Well-established lawned garden enjoying stunning views over the neighbouring countryside and incorporating a paved seating area and variety of trees, shrubs and bushes. The property also benefits from shared courtyard parking along with a detached double garage.

**DETACHED DOUBLE GARAGE (22'8 x 16')** Electric up and over door, power, light and water, double glazed timber framed window to the side and pull-down hatch providing access to the floored loft space.



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REAR OF THE PROPERTY



GARDEN & VIEW



SIDE & ACCESS



DOUBLE GARAGE

**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  
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