

# PFK

1 Canal Court, Burgh-by-Sands, Carlisle, Cumbria CA5 6BL

Guide Price: £400,000









## LOCATION

Burgh-by-Sands is a beautiful village steeped in history, to the west of Carlisle, built along the course of Hadrian's Wall, and was once a Roman Fort named Aballava. It has a thriving village community with a 'Good' Ofsted primary school, a public house - The Greyhound, village green with recreational and wildlife areas, a village hall hosting a variety of events and activities for the community and a beautiful 12th Century Norman Church built with stones from Hadrian's Wall where King Edward 1 lay in state in 1307 for 10 days.

## PROPERTY DESCRIPTION

Canal Court is an exclusive new development in the heart of the beautiful village of Burgh-by-Sands, 6 miles to the west of the centre of the great Border City of Carlisle. With just four detached properties offering stunning high spec modern living, developed by the local and long established family run building contractors Kirkaldy & Roe.

1 Canal Court is a beautiful detached barn conversion, benefitting from underfloor heating throughout and offering stunning open plan living which opens out to a South facing walled garden, to the first floor are three bedrooms and an ensuite bathroom. The development offers a sweeping driveway around it, with separate vehicle entry and exit points, this delightful property also has private driveway parking for two vehicles.

## ACCOMMODATION

### Entrance Hallway

Accessed via front door. Access to stairs leading to first floor, doors to ground floor rooms.

### Reception Room 1

6.20m x 4.00m (20' 4" x 13' 1") Dual aspect reception room.

### Cloakroom/WC

Fitted with WC and pedestal wash hand basin.

### Open Plan Kitchen/Diner

6.20m x 4.40m (20' 4" x 14' 5") With two sets of French doors leading out to the south facing walled garden.

### FIRST FLOOR LANDING

With front aspect window and doors to first floor rooms.

### Bedroom 1

6.10m x 4.30m (20' 0" x 14' 1") (max measurements) With dressing area and two side aspect, south facing windows.

### Ensuite Shower Room

2.50m x 1.70m (8' 2" x 5' 7") Fitted with three piece suite comprising double walk in shower cubicle, wash hand basin and WC.

### Bedroom 2

3.90m x 3.00m (12' 10" x 9' 10") Side aspect double bedroom.

### Bedroom 3

3.90m x 3.00m (12' 10" x 9' 10") Side aspect double bedroom.

### Family Bathroom

Fitted with suite comprising bath, shower, wash hand basin and WC.

## ADDITIONAL INFORMATION

### Tenure & EPC

Tenure - Freehold

EPC - C

### Referral & 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 : Naphthens 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 2022 was £260.48; 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, water and drainage. Electric central heating (heat source pump) and double glazing installed throughout. Telephone line installed subject to BT regulations. Please note - the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

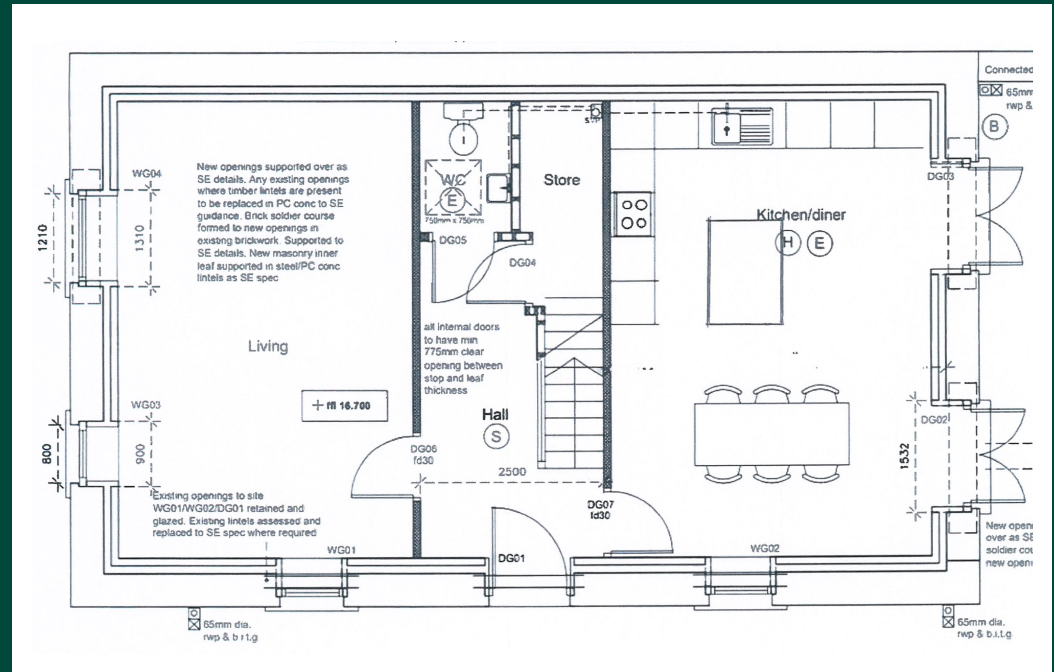
Viewing: Through our Carlisle office, 01228 558 666.

Directions: The Canal Court development can be found in the village of Burgh-by Sands with the postcode CA5 6AN. Coming from Carlisle it is just past the church and crossroads on the left hand side. Alternatively by using What3Words ///cutlets.delusions.prove









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

