

# Cumbrian Properties

## Stone House, Nealhouse



**Price Region £470,000**

**EPC-E**

Detached house | Rural location  
2 reception rooms | 4 bedrooms | 3 bathrooms  
Conservatory | Parking and gardens

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## 2/ STONE HOUSE, NEALHOUSE, CARLISLE

This beautifully presented detached sandstone property dates back to 1850 and is situated in a picturesque rural location to the west of Carlisle. Perfectly situated in a quiet courtyard, you really feel like you could be in the middle of nowhere but there are plenty of day to day amenities within close proximity. The spacious property is bursting with character, double glazed and oil central heated throughout and comprises of spacious entrance hall with cloakroom, lounge with a stunning fireplace housing a multi fuel stove, sitting room with feature sandstone wall housing a second log burner, country style dining kitchen with Range style cooker, integrated appliances, granite worksurfaces and a Belfast sink, separate utility room and beautiful conservatory with exposed sandstone wall and French doors to the patio. To the first floor there are two en-suite double bedrooms, a double bedroom with separate dressing area and a fourth double bedroom with views over the countryside. The spacious landing has ample room for a study area and there is a generous four piece family bathroom with free standing roll top bath. Ample parking to the front of the property for several vehicles alongwith a lawned garden which wraps around the side with well established trees and plants in raised flower beds and the ornamental garden pond is a stunning feature. To the rear of the conservatory is a paved patio seating area. Situated in catchment area for popular schools including St Michaels and Caldew of Dalston and Nelson Thomlinson of Wigton. With easy access to West Cumbria and the western bypass and in close proximity to the villages of Dalston and Thursby, the property would make an ideal family home and would suit those looking for a rural lifestyle with the benefit of amenities close at hand.

The accommodation with approximate measurements briefly comprises:

**ENTRANCE HALL** Wood flooring, radiator, coving to ceiling and double glazed window. Doors to lounge, dining kitchen and cloakroom.



**LOUNGE (14'7 max x 12'5 max)** Stone fireplace housing a log burning stove, built in storage and shelving, two double glazed windows overlooking the garden, good size understairs storage cupboard, radiator and coving to ceiling. Door to inner hallway.





### 3/ STONE HOUSE, NEALHOUSE, CARLISLE

**INNER HALLWAY** UPVC door leading to the garden, wider than average staircase to the first floor, coving to ceiling and door to sitting room.

**SITTING ROOM (14'9 max x 12'4 max)** Stone fireplace housing a log burning stove, feature exposed stone wall, coving to ceiling, radiator, wood effect flooring and double glazed window overlooking the garden.



SITTING ROOM

### **DINING KITCHEN (19' max x 11'5 max)**

**KITCHEN AREA** - Fitted kitchen incorporating a Range style cooker with 6 burner electric hob and extractor hood above, granite worktops, under mounted Belfast sink with mixer tap, plumbing for dishwasher, integrated fridge and freezer. Tiled splashbacks, under counter lighting, ceiling spotlights, coving to ceiling, tile effect flooring, double glazed window looking into the conservatory and door to utility room.

**DINING AREA** – Wood flooring, radiator, coving to ceiling and glazed doors leading into the conservatory.



DINING KITCHEN



4/ STONE HOUSE, NEALHOUSE, CARLISLE

**CLOAKROOM** Two piece suite comprising wash hand basin and WC. Double glazed frosted window, wood flooring and radiator.



CLOAKROOM

**UTILITY ROOM (7' x 6')** Plumbing for washing machine, under mounted sink with mixer tap, oil boiler, water cylinder, tile effect flooring and double glazed window.

**CONSERVATORY (16' x 9'3)** Feature exposed stone wall, wood flooring, double glazed windows and French doors leading out to a patio area. Two double glazed velux windows, beamed ceiling and radiator.



CONSERVATORY

**FIRST FLOOR LANDING** Spacious landing with double glazed window, radiator, coving to ceiling and doors to bedrooms and bathroom.

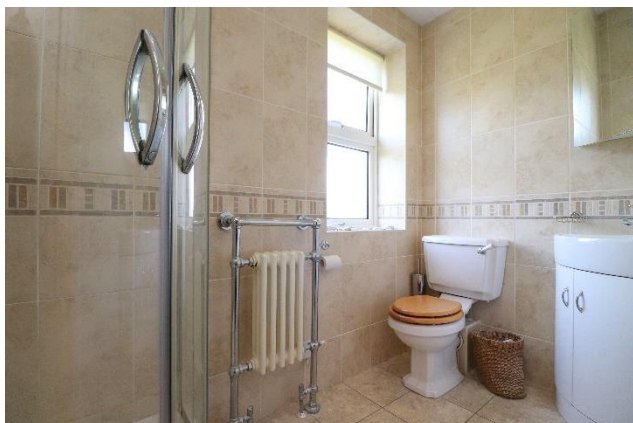
**BEDROOM 1 (14'5 max x 12' max)** Double glazed window overlooking the garden, wood effect flooring, radiator, TV point, coving to ceiling and cottage style door leading to the en-suite shower room.



BEDROOM 1

5/ STONE HOUSE, NEALHOUSE, CARLISLE

**EN-SUITE SHOWER ROOM (8'3 x 4')** Three piece suite comprising of shower cubicle with water fall shower head, vanity unit wash hand basin and WC. Double glazed window, panelled ceiling with spotlights, tiled walls, tile effect flooring and cast radiator.



EN-SUITE TO BEDROOM 1

**BEDROOM 2 (14'5 max x 12' max)** Double glazed window with shutters overlooking the garden, wood effect flooring, TV point, coving to ceiling, radiator, loft access and cottage style door to the en-suite shower room.



BEDROOM 2

**EN-SUITE SHOWER ROOM (5'10 x 5'9)** Three piece suite comprising of shower cubicle with waterfall shower head, vanity unit wash hand basin and WC. Tiled walls, panelled ceiling with spotlights, tile effect flooring and cast radiator.



EN-SUITE TO BEDROOM 2



6/ STONE HOUSE, NEALHOUSE, CARLISLE

**FAMILY BATHROOM (13' x 9')** Four piece suite comprising of shower cubicle, free standing roll top bath, wash hand basin and WC. Double glazed frosted window, velux window, ceiling spotlights, part tiled walls, tile effect flooring, radiator and loft access.



FAMILY BATHROOM

**BEDROOM 3 (9'6 x 8'6)** Radiator, coving to ceiling and double glazed window to the front of the property with views over the countryside.



BEDROOM 3

**BEDROOM 4 (15' max x 14' max)** Double glazed window to the front of the property with views, double glazed velux window, beamed ceiling, radiator and separate dressing room area.



BEDROOM 4



7/ STONE HOUSE, NEALHOUSE, CARLISLE



SEPARATE DESSING AREA

**OUTSIDE** The front of the property has a lawned garden with a ground level oil tank and driveway parking for several vehicles alongwith storage shed/log store. To the rear of the property is a patio seating area bordered by hedgerow, a well established lawned garden with a pretty garden pond surrounded by mature trees and plants, raised flower beds and external water supply.



GARDENS

8/ STONE HOUSE, NEALHOUSE, CARLISLE

**NB** – Security alarm and outside lights are sensor operated.

**TENURE** We are informed the tenure is Freehold

**COUNCIL TAX** We are informed the property is in 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.

