

# Cumbrian Properties

## The Swifts, Castle Carrock



**Price Region £550,000**

**EPC-**

Detached period property | Highly sought after location  
3 reception rooms | 4 bedrooms | 1 bathroom  
Substantial wrap-around gardens | Stunning countryside views

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## 2/ THE SWIFTS, CASTLE CARROCK

This charming, detached, four-bedroom, three-reception-room period property, located in the highly sought-after village of Castle Carrock, offers a perfect blend of historic character, modern comfort and oil fired central heating. Built in 1906, this residence exudes timeless appeal and is ideal for those seeking a tranquil yet convenient lifestyle.

As you approach the property, you are greeted by a welcoming vestibule that leads into a spacious entrance hall. The lounge, featuring a cosy log burner, boasts picturesque views of the meticulously maintained gardens, providing a serene setting for relaxation.

Adjacent to the lounge, a study offers a quiet retreat for work or reading. The ground floor also includes a practical cloakroom and a dining room with an open fire, perfect for entertaining while enjoying scenic views over the surrounding fields. The fitted kitchen, equipped with a Nobel range-style cooker, which seamlessly blends traditional charm with modern convenience. The kitchen is complemented by a pantry and a utility room, ensuring ample storage and functionality. To the first floor, you will find four generously sized bedrooms, each with its own unique character. The master features a separate dressing room or potential nursery. The first floor also houses a well-appointed bathroom and a library, offering a quiet nook for study or leisure reading.

The Swifts is set on approximately one acre of beautifully landscaped gardens which incorporates expansive lawns, a traditional sandstone wall with a charming gate, and a variety of trees and shrubs that enhance the property's natural beauty. Gardening enthusiasts will appreciate the polytunnel, vegetable patches, and a timber cabin, perfect for a home office or studio. Additionally, a garden shed provides extra storage for tools and equipment. To the rear of the property, there are four outhouses, offering versatile storage options or potential for further development. The ample driveway parking ensures convenience for multiple vehicles. This characterful home is ideally located close to local amenities, including a primary school, a pub, and numerous country walks, making it an ideal choice for families and nature lovers alike.

The accommodation with approximate measurements briefly comprises:

**Front door into vestibule.**

**VESTIBULE** Timber framed windows to the front and side and door into entrance hall.



VESTIBULE

### 3/ THE SWIFTS, CASTLE CARROCK

**ENTRANCE HALL (21'5 x 7'6)** Staircase to the first floor, picture rail, radiator and understairs storage cupboard. Doors to lounge, study, cloakroom and dining room.



ENTRANCE HALL

**LOUNGE (15' x 14')** Timber framed sash windows to the rear and side, log burner and radiator.



LOUNGE

**STUDY (11' x 8'5)** Timber framed sash window to the rear and side, and radiator.



STUDY

**CLOAKROOM** Two piece suite comprising WC with concealed cistern and wash hand basin. Radiator and timber framed window to the rear.

#### 4/ THE SWIFTS, CASTLE CARROCK

**DINING ROOM (15' x 15')** Timber framed sash windows to the front and side, coving to the ceiling, open fireplace, two radiators and door to kitchen.



DINING ROOM

**KITCHEN (14'7 x 12')** Fitted kitchen incorporating a one and a half bowl sink unit with mixer tap, integrated dishwasher, Nobel range style oil fired cooker providing domestic hot water, wooden flooring, timber framed sash windows to the side, doors to pantry and utility room.



KITCHEN

**PANTRY (8'9 x 7')** Timber framed sash window to the rear.

**UTILITY ROOM (11' x 6'7)** Fitted cupboard and worksurfaces incorporating a ceramic sink with mixer tap, radiator, timber framed sash window to the side, tiled flooring and door to the rear.

#### **FIRST FLOOR**

**LANDING** Radiator, picture rail, doors to bedrooms, library and bathroom.

**BEDROOM 1 (15' x 14')** Timber framed sash windows to the front and side, two radiators, picture rail and door to dressing room or potential nursery.

**DRESSING ROOM/NURSERY (8' x 7'7)** Timber framed sash window to the side, radiator, picture rail, built-in shelving and rail.

5/ THE SWIFTS, CASTLE CARROCK

**BEDROOM 2 (15' x 14')** Timber framed sash windows to the front and rear, two radiators, picture rail and wooden flooring.



BEDROOM 1



BEDROOM 2

**BEDROOM 3 (10'9 x 10'8)** Timber framed sash window to the side and radiator.

**BEDROOM 4 (14' x 8')** Timber framed sash window to the side and rear, and radiator.



BEDROOM 3



BEDROOM 4

**LIBRARY (8' x 7'4)** Timber framed sash window to the rear, radiator, shelving and wooden ladder providing loft access.



LIBRARY



BATHROOM

6/ THE SWIFTS, CASTLE CARROCK

**BATHROOM (8'5 x 7')** Three piece suite comprising shower above panelled bath, WC and wash hand basin. Tiled splashbacks, two heated towel rails, dado rail, wood panelled ceiling and timber framed sash window to the rear.

**OUTSIDE** The property is accessed via a gated driveway leading to substantial gardens of approx. 1 acre incorporating lawns, trees and shrubs, garden shed, polytunnel, wooden cabin, fruit trees and vegetable patches. The rear of the property is laid to sandstone paving with four outhouses providing storage, one housing the recently fitted Worcester oil fired boiler. The property enjoys fantastic views over the neighbouring fields and countryside.



GARDENS

7/ THE SWIFTS, CASTLE CARROCK

TENURE We are informed the tenure is Freehold.

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

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 TO FOLLOW

FLOOR PLAN  
TO  
FOLLOW