

Cumbrian Properties

Yew Tree Cottage, Thurstonfield



Price Region £385,000

EPC-C

Detached family home | Village location
Country style cottage | 4 bedrooms | 2 bathrooms
Sweeping front garden | Private rear courtyard

01228 599940
2 Lonsdale Street, Carlisle CA1 1DB

www.cumbrian-properties.co.uk
properties@cumbrian-properties.co.uk

2/ YEW TREE COTTAGE, THURSTONFIELD, CARLISLE

This stunning country cottage is a self-build home set in an idyllic location to the west of Carlisle. Immaculately presented throughout, featuring four double bedrooms, one of which has an en-suite, and benefitting from front, rear and side gardens, double driveway, parking and integral garage. With a country style kitchen with island and breakfast bar, separate utility area, separate office and ground floor WC this impeccably presented family home provides ample living space. Built in 2007 by the current owners every detail has been thought of. The internal garage to the property is fully insulated with power, heating and electrics so could easily provide another reception room.

The accommodation with approximate measurements briefly comprises:

Entry via steps up from driveway to an oak entrance porch with oak effect UPVC double glazed door to entrance hallway.

ENTRANCE HALLWAY (20'5 x 5'6) Oak flooring, radiator, coving to ceiling, staircase to the first floor and oak doors to double shelved storage cupboard. Oak doors to cloakroom, lounge, dining kitchen.



ENTRANCE HALLWAY

CLOAKROOM (6'6 x 5'7) Wash hand basin, low level WC, tiled flooring, chrome towel rail and window.



CLOAKROOM

LOUNGE (14'3 x 19'2) Feature triple window incorporating an arched window with views to the village. Multi fuel stove set on a slate hearth with oak mantle. Spotlights, radiator, coving to ceiling, gable end window and French doors lead to a flagged courtyard garden.

3/ YEW TREE COTTAGE, THURSTONFIELD, CARLISLE



LOUNGE

DINING KITCHEN (14' x 13') Modern fitted kitchen with 1.5 bowl sink unit with swan mixer tap and tiled splashbacks. Space for an Aga oven with gas hob (this is to be confirmed whether or not it is staying in the property). Integrated dishwasher, integrated microwave and space for free standing fridge/freezer. Tiled flooring, spotlights, free standing island with breakfast bar, windows to the side and rear elevations.



DINING KITCHEN

SNUG/OFFICE Radiator, coving to ceiling and window.



SNUG/OFFICE

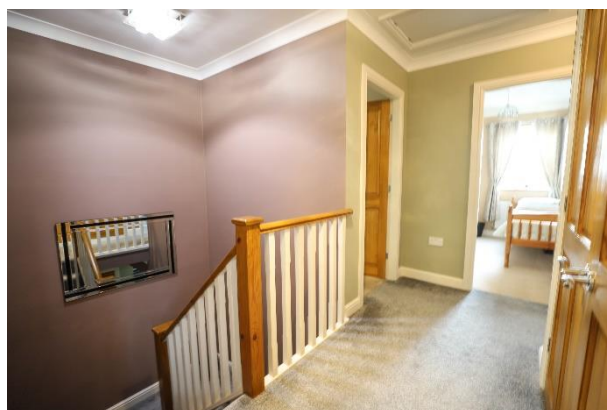
UTILITY ROOM (12'7 x 6') Wall and base units, single bowl sink with drainer and mixer tap, tiled splashback, cupboard housing the boiler, plumbing for washing machine and space for tumble dryer. Radiator, coving to ceiling, integral door to the garage and glazed door to the rear courtyard.

4/ YEW TREE COTTAGE, THURSTONFIELD, CARLISLE



UTILITY ROOM

FIRST FLOOR LANDING Window, radiator and two double storage cupboards. Oak doors to bedrooms and family bathroom. Access via a drop down ladder to part boarded loft space.



BEDROOM 1 (14'4 x 12') Sloping ceiling, spotlights, coving to ceiling, built in double wardrobe and window overlooking the side garden. Door to en-suite shower room.



5/ YEW TREE COTTAGE, THURSTONFIELD, CARLISLE

EN-SUITE SHOWER ROOM (5'9 x 5'7) Wash hand basin and low level WC within vanity units. Shower unit, tile effect flooring, part tiled walls, chrome towel rail and spotlights.



EN-SUITE SHOWER ROOM

BEDROOM 2 (14' x 12'5) Radiator, windows to front and side elevations, double built in wardrobes, spotlights and coving to ceiling.



BEDROOM 2

BEDROOM 3 (16'3 x 9'8) Windows to front and rear elevations, two radiators, wood effect flooring, coving to ceiling and double built in wardrobe.



BEDROOM 3

6/ YEW TREE COTTAGE, THURSTONFIELD, CARLISLE

BEDROOM 4 (9'9 x 7'3) Double glazed window with outlook over the front, radiator and single built in wardrobe.



BEDROOM 4

BATHROOM (10' x 6'4) Sloping ceiling, spotlights, double shower unit, WC, bath, wash hand basin, towel rail, part tiled walls, tiled flooring and radiator.



BATHROOM

OUTSIDE To the rear of the property is a private courtyard laid to Indian stone and featuring patio and step up to a separate area which can be accessed via the lounge patio doors, from the utility room or from the side access via the front of the garden. The side garden features slab paved seating area, turfed area with established borders.

INTEGRAL GARAGE Currently utilised as a workshop with electric door, fully insulated, radiator, power and water supply. This garage has the correct regs in place for conversion to an additional room (the only thing that would need to be done is the flooring to be raised). Access to fully boarded loft space via a drop down ladder.



SIDE EXTERNAL

7/ YEW TREE COTTAGE, THURSTONFIELD, CARLISLE



REAR COURTYARD



SIDE EXTERNAL

SERVICES Oil fired heating. Oil tank in courtyard. Gas bottles for hob in kitchen.

TENURE Freehold

COUNCIL TAX E

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