

# Cumbrian Properties

41 Blencarn Park, Rockcliffe



**Price Region £190,000**

**EPC-E**

Link-detached property | Countryside views  
1 reception room | 4 bedrooms | 1 bathroom  
Rear garden & separate orchard | Driveway parking & garage

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## 2/ 41 BLENCARN PARK, ROCKCLIFFE

A four bedroom, link-detached property situated in the sought after village of Rockcliffe close to the primary school, church and public house and with the benefit of open countryside views to the rear. The double glazed and oil central heated accommodation briefly comprises entrance hall, dining lounge, dining kitchen with patio doors to the rear garden, utility room and cloakroom. To the first floor there are three double bedrooms, single bedroom, family bathroom and landing with built-in storage cupboards. Low maintenance front garden, driveway parking, single garage and lawned rear garden, with separate orchard area, enjoying stunning views over the neighbouring countryside. Easy access to the M6 motorway at junction 44. An ideal family home.

The accommodation with approximate measurements briefly comprises:

**UPVC front door into entrance hall.**

**ENTRANCE HALL** Wood effect vinyl flooring, two radiators, understairs storage cupboard and built-in shelved storage cupboard. Doors to cloakroom, dining lounge and dining kitchen.

**CLOAKROOM** Two piece suite comprising WC and wash hand basin. Tiled flooring, radiator and dado rail.

**DINING LOUNGE (21'9 x 15'5)** Wood effect laminate flooring, two radiators, UPVC double glazed windows to the front and side, coving to the ceiling and hatch to the dining kitchen.



DINING LOUNGE

**DINING KITCHEN (18'4 x 13'9)** Fitted kitchen incorporating a one and a half bowl sink unit with mixer tap, freestanding electric cooker with aluminium splashback and extractor hood above, tiled flooring, radiator, coving to the ceiling, UPVC double glazed window to the side, sliding UPVC doors to the rear garden, door to the utility room and internal door to the garage.

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DINING KITCHEN



KITCHEN AREA



UTILITY ROOM

**UTILITY ROOM (8'8 x 6'3)** Fitted cupboards and worksurfaces, sink unit, plumbing for dishwasher and washing machine, radiator, tiled flooring and UPVC double glazed window to the rear.

**FIRST FLOOR**

**LANDING** Doors to bedrooms and bathroom. Loft access, built-in storage cupboard and built-in cupboard housing the hot water cylinder.

**BATHROOM (6'6 x 6')** Three piece suite comprising shower above panelled bath, vanity unit wash hand basin and WC with concealed cistern. Tiled flooring, heated towel rail and UPVC double glazed frosted window to the rear.



BATHROOM

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**BEDROOM 1 (14' x 8'9)** UPVC double glazed windows to the front and side, radiator and fitted wardrobes with mirror fronted sliding doors.



BEDROOM 1

**BEDROOM 2 (11'8 x 9'3)** UPVC double glazed window to the side, radiator and fitted wardrobes with mirror fronted sliding doors.



BEDROOM 2

**BEDROOM 3 (17'2 x 8'9)** UPVC double glazed windows to the front and rear and two radiators.



BEDROOM 3



BEDROOM 4

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**OUTSIDE** Low maintenance gravelled front garden incorporating lawn, paving and a driveway providing off-street parking. Enclosed lawned rear garden with paved seating, floral borders, vegetable patch, timber greenhouse and views over the neighbouring fields. The property also benefits from a separate enclosed orchard area incorporating floral borders, trees and shrubs, lawn and gravelled areas.

**SINGLE GARAGE (17'9 x 9'3)** Up and over door, power, light and central heating boiler.



REAR GARDEN



REAR OF THE PROPERTY



VIEW

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

**COUNCIL TAX** We are informed the property is in tax band C

**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.

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our Carlisle office

we sold

**255**

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our closest competitor

we have over

**500**

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4.9/5 Google Rating

\*UK Rightmove, Market Share Information  
from 31/01/2023 - 31/01/2024, CA1 to CA8

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