

Cumbrian Properties

First Floor Flat, Riverside House, Caldbeck



Price Region £265,000

EPC-E

First floor apartment | Popular village location
Conservatory | 2 bedrooms | 2 bathrooms
Gardens and drive | Stunning views

01228 599940
2 Lonsdale Street, Carlisle CA1 1DB

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

2/ FIRST FLOOR FLAT, RIVERSIDE HOUSE, CALDBECK

A unique spacious first floor apartment with two double bedrooms and two bathrooms situated in the heart of the village of Caldbeck in The Lake District National Park with generous gardens, outbuildings and parking. The double glazed and gas central heated accommodation forms the first floor of the former Riverside House and comprises of conservatory with views over the garden and neighbouring fields leading through to a spacious entrance hall, lounge with multi fuel stove and views over Gill Beck. Master ensuite bedroom, second double bedroom with fitted wardrobes, a three piece bathroom and a spacious dining kitchen with views to the front and rear elevations. Externally the apartment has a lot to offer with gravelled driveway parking to the front and a lawned garden with flower beds bordering Gill Beck. Rear lawned garden with a gravelled seating area with views over the neighbouring fields, workshop with power supply, log store and greenhouse. Brick built utility with plumbing for a washing machine and also houses the gas boiler. This unique property is situated in an ideal location and would make a fantastic home or holiday cottage and also offers the potential of purchasing both first and ground floor apartments and converting back into a house. Caldbeck is a highly desirable village with its own shops, pubs, hairdressers, café and church. Keswick in the Lake District is just a 30 minute drive, 10 minutes to Wigton and with Cockermouth and Carlisle within easy reach making this property a perfect country retreat.

The accommodation with approximate measurements briefly comprises:

Entry via UPVC door into conservatory.

CONSERVATORY (11' x 6') Double glazed windows, panelled ceiling, tile effect flooring and archway with steps up to an inner hall.



CONSERVATORY

INNER HALL Double glazed windows, built in storage cupboard and door to entrance hall.

ENTRANCE HALL Doors to bedrooms, lounge, dining kitchen and bathroom. Two radiators and loft access.

3/ FIRST FLOOR FLAT, RIVERSIDE HOUSE, CALDBECK



ENTRANCE HALL

LOUNGE (12'6 max x 12'2 max) Two double glazed windows to the front and side elevations, radiator and multi fuel stove set on a tiled hearth within a brick fireplace with wooden lintel above.



LOUNGE

DINING KITCHEN (17'3 max x 8'5 max) Fitted kitchen incorporating a gas oven and four burner gas hob with extractor hood above, sink unit with mixer tap and tiled splashbacks. Original beams to ceiling, radiator and double glazed windows to the front and rear elevations with fantastic views.



DINING KITCHEN

BATHROOM (8' max x 5'7 max) Three piece suite comprising of shower over panelled bath, wash hand basin and WC. Part tiled walls, built in storage cupboard, radiator and double glazed window.

4/ FIRST FLOOR FLAT, RIVERSIDE HOUSE, CALDBECK



BATHROOM

BEDROOM 1 (9'5 x 8'8) Double glazed window to the rear, radiator and door to en-suite.



BEDROOM 1

EN-SUITE SHOWER ROOM (6'9 x 4'5) Three piece suite comprising of shower cubicle, wash hand basin and WC. Double glazed window, heated towel rail, part tiled walls and original beam to ceiling.



EN-SUITE SHOWER ROOM

5/ FIRST FLOOR FLAT, RIVERSIDE HOUSE, CALDBECK

BEDROOM 2 (12'7 x 9'9 to fitted wardrobes) A range of fitted wardrobes, radiator and double glazed window to the front.



BEDROOM 2

OUTSIDE To the front of the property is a gravelled driveway providing off street parking and a lawned garden with flower beds bordering Gill Beck. A private footpath provides pedestrian access into the village. To the rear there is a lawned garden with gravelled borders housing well established trees and shrubs, a patio area and path leading to the greenhouse, log store, shed and workshop with power. A gate provides pedestrian access to the public footpath. This property enjoys fantastic views over the neighbouring fields and countryside towards the fells. There is also a brick built outhouse with plumbing for washing machine, space for tumble dryer, sink unit, radiator, storage units and houses the gas boiler.



6/ FIRST FLOOR LANDING, RIVERSIDE HOUSE, CALDBECK

TENURE We are informed the tenured is Leasehold – terms to be advised

COUNCIL TAX We are informed the property is in tax band B

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