

# Cumbrian Properties

7 Chestnut Grove, Linstock



**Price Region £285,000**

**EPC-**

Barn conversion | Sought after village location  
1 reception room | 3 double bedrooms | 1 bathroom  
Low maintenance gardens | Driveway parking & garage

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## 2/ 7 CHESTNUT GROVE, LINSTOCK, CARLISLE

A three double bedroom converted barn tucked away on a no-through road in the sought after village of Linstock to the north-east of the city. The double glazed and oil central heated accommodation, which was converted in 1999, briefly comprises entrance hall, lounge with log burner and dining kitchen with breakfast bar and stable door to the landscaped rear garden. To the first floor there are three double bedrooms, all with Velux windows providing ample natural light, and a four piece bathroom. Low maintenance gravelled front garden, block paved driveway leading to the garage with loft storage, and a low maintenance, landscaped rear garden. Linstock is in situated in close proximity to countryside walks and Rickerby Park, Houghton Hall Garden centre and junction 44 of the M6 motorway.

The accommodation with approximate measurements briefly comprises:

**UPVC front door into the entrance hall.**

**ENTRANCE HALL** Wood effect laminate flooring, radiator, staircase to the first floor and door to lounge.

**LOUNGE (20'5 x 13')** UPVC double glazed windows to the front and side, radiator, wood burner, coving to the ceiling and double doors to the dining kitchen.



LOUNGE

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**DINING KITCHEN (24' x 16'5)** Fitted kitchen incorporating a one and a half bowl sink unit with mixer tap, four ring electric hob with extractor hood above, oven and grill, breakfast bar, two radiators, wood effect laminate flooring, UPVC double glazed windows to the side and rear, understairs storage cupboard and UPVC stable door to the rear garden.



DINING KITCHEN

### **FIRST FLOOR**

**LANDING** Loft access, doors to bedrooms and bathroom.

**BEDROOM 1 (15'8 x 11'7)** UPVC double glazed window and Velux window to the rear, radiator, exposed timber ceiling beam and fitted bedroom furniture including wardrobes, drawers and bedside cabinet.



BEDROOM 1

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**BEDROOM 2 (13' x 12'7)** UPVC double glazed window and Velux window to the front, radiator, exposed timber ceiling beam and chimney flue from log burner in the lounge providing additional heating.



BEDROOM 2

**BEDROOM 3 (11' x 10')** UPVC double glazed window and Velux window to the front, radiator and wood effect laminate flooring.



BEDROOM 3

**BATHROOM (8'3 x 7'8)** Four piece suite comprising WC, vanity unit wash hand basin, panelled bath and shower cubicle with rainfall shower head and shower attachment. Heated towel rail, tiled walls, Velux window to the rear, tiled flooring and exposed timber ceiling beam.



BATHROOM

5/ 7 CHESTNUT GROVE, LINSTOCK, CARLISLE

**OUTSIDE** Low maintenance gravelled front garden with block paved path to the front door and a block paved double driveway leading up to the garage. Enclosed low maintenance, landscaped rear garden with UPVC door to the garage.

**GARAGE (23' x 9'5)** Up and over door, power and light, plumbing for washing machine, oil tank, Worcester boiler (serviced annually) and access to loft storage via a pull-down ladder.



REAR GARDEN



FRONT GARDEN

EPC GRAPH TO  
FOLLOW

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

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