

Cumbrian Properties

Blackwell Lodge West, Carlisle



Price Region £580,000

EPC-E

Georgian period property | Original features throughout
2 reception rooms | 4 bedrooms | 2 bathrooms
Well-established gardens | Driveway & garage

01228 599940

2 Lonsdale Street, Carlisle CA1
1DB

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

2/ BLACKWELL LODGE WEST, BLACKWELL, CARLISLE

This unique, Georgian period property really is a show-stopper of a home. The four bedroom, semi-detached property retains many original features throughout and is immaculately presented. The accommodation is accessed through the entrance porch, which could easily be used as a sun room, into the exquisite entrance hall with original open fire and sweeping staircase, sitting room, generous dining kitchen with spacious utility and storage in the basement. To the first floor is a good size galleried landing, two double bedrooms and four piece bathroom. To the second floor there is an additional bathroom and two further bedrooms. Beautifully maintained, well-established front and rear gardens, ample off-street parking and detached garage. Viewing is essential to appreciate everything this property has to offer.

The accommodation with approximate measurements briefly comprises:

Entrance door into entrance porch.

ENTRANCE PORCH Tiled flooring, windows to the front and side, panelled ceiling and door into entrance hall.



ENTRANCE PORCH

ENTRANCE HALL (21'9 max x 15'5 max) Spacious hall with open fire, two radiators, original coving to the ceiling, newly fitted double glazed sash windows with shutters, understairs storage and impressive staircase to the half landing. Doors to sitting room and dining kitchen.



ENTRANCE HALL

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DINING KITCHEN (15'9 max x 15'5 max) Stunning fitted kitchen incorporating space for a range style cooker or Aga, integrated dishwasher and one and a half bowl sink unit. Original open fire, original coving to the ceiling, radiator, wooden flooring and newly fitted double glazed sash windows with shutters to the side and rear.



DINING KITCHEN

SITTING ROOM (14'8 max x 14'7 max) Original open fire with tiled inset and hearth in a wooden surround, original coving and ceiling rose, radiator and newly fitted double glazed sash windows with shutters. Original glazed doors to the garden.



SITTING ROOM

4/ BLACKWELL LODGE WEST, BLACKWELL, CARLISLE

BASEMENT (16'9 x 10'9) Plumbing for washing machine, space for tumble dryer, two Belfast sinks with mixer taps, double glazed sash window, built-in storage, understairs storage and access to a separate storage area with double glazed sash window, built-in storage cupboard and combi boiler.

FIRST FLOOR

HALF LANDING Door to lounge.

LOUNGE (22' max x 18' max into bay window) Original open fire with marble inset and hearth in a wooden surround, double glazed sash bay window with original panelling below, three radiators, picture rail, original cornice, coving and ceiling rose.



LOUNGE

GALLERIED LANDING Doors to two bedrooms and bathroom, built-in storage cupboard, radiator, staircase to the second floor, original coving, cornice and ceiling rose.



LANDING

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BEDROOM 1 (15' x 14'9) Original open fire with marble surround, double glazed sash window, radiator, original coving and ceiling rose.



BEDROOM 1

BATHROOM 1 (12' x 7'9) Four piece suite comprising double corner shower cubicle, wash stand incorporating wash hand basin, WC and freestanding roll top bath. Wooden flooring, two radiators and frosted sash window.



BATHROOM 1

BEDROOM 2 (14'5 x 12'9) Two double glazed sash windows, original open fire, coving to the ceiling, radiator and good size built-in storage cupboard.



BEDROOM 2

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SECOND FLOOR

LANDING Spacious landing providing office/study area with radiator, Velux window, built-in storage, doors to bathroom 2 and two further bedrooms.

BEDROOM 3 (19' to under eaves x 9') Two double glazed Velux windows, wood flooring, radiator and door to bedroom 4.



BEDROOM 3

BEDROOM 4 (15' to under eaves x 9') Two double glazed Velux windows, radiator and built-in storage cupboard.



BEDROOM 4

BATHROOM 2 (10'5 max x 6'5) Three piece suite comprising shower above panelled bath, WC and wash hand basin. Part tiled walls, wooden flooring, radiator, double glazed Velux window and storage cupboard.



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OUTSIDE To the front of the property is a gravelled driveway leading to the **DETACHED GARAGE** and lawned gardens incorporating well-established trees and shrubs. To the rear of the property is an extensive, well-established, lawned garden incorporating flag stone patio, pond, trees, two brick-built outhouses, pedestrian access to the rear lane and side access to the front of the property.



PATIO



REAR OF THE PROPERTY



GARDEN



8/ BLACKWELL LODGE WEST, BLACKWELL, CARLISLE

TENURE We are informed the property is Freehold.

COUNCIL TAX To be confirmed by the vendor.

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.

