

PFK

Windermere, Apartment 6, Killoran Country House, The Green, Wetheral, Carlisle CA4 8ET

Guide Price: £300,000





LOCATION

The sought after village of Wetheral sits above the river Eden, five miles east of Carlisle with an excellent range of local amenities including a doctors surgery, village shop and post office, The Wheatsheaf Inn, Fantails Restaurant and the Crown Hotel with leisure club. The area offers delightful river and countryside walks and has good transport links, being situated within three miles of the A69 Carlisle to Newcastle road, with easy access to the M6 and rail and bus links to Carlisle city centre. The Eden Valley, Hadrian's Wall and the Lake District National Park are also within easy reach.

PROPERTY DESCRIPTION

Welcome to Windermere, a beautifully appointed, first floor apartment in the prestigious Killoran Country House. Located in the heart of the village of Wetheral, set in glorious grounds overlooking The Green to the front and with breathtaking elevated views of the village church, Corby Castle, the viaduct and River Eden to the rear.

This opulent apartment with its bespoke finish interior will not fail to impress you from the moment you arrive, starting with the secure private gated vehicle entry and two allocated parking spaces in the impressive sweeping driveway. The grand sandstone façade of Killoran draws you into the main entrance hallway, with original features including stone fireplace, panelling, carved woodwork and elegant staircase with historic stained glass window leading you to the front door of Windermere, apartment six of only seven, within this fine converted country house.

The entrance vestibule has a walk in cloaks store and opens into the large reception hallway where, to the left, you will find the bay window reception room with breathtaking views of the rear grounds and village focal points. To the right you will find a perfect guest suite, with dressing area, further walk in storage and doors to the bathroom and bedroom. Three steps down from the main hallway you have a view into the kitchen, which you access to the left, with vaulted ceiling, door to a private balcony, again overlooking the grounds; this dual aspect room offers open plan dining and a luxuriously appointed kitchen. From the right of the lower hall you approach the principle double bedroom, with en suite and further built in storage.

This property is absolutely a cut above; in a superb location it offers a village lifestyle wherein you can indulge in all the excellent amenities on your doorstep and yet within just a short stroll from the train station for an effortless change of scene.

ACCOMMODATION

Property Access

The property benefits from secure, gated access with intercom system. This provides entry to a sweeping driveway which leads to the the main sandstone façade of the building with impressive steps up to the main front door.

Communal Entrance Hall

An imposing entrance with stunning, original features and feature staircase to the first floor where Apartment 6 is located.

Entrance Vestibule

1.42m x 1.35m (4' 8" x 4' 5") With cornice, ceiling rose, door to large cloaks/storage cupboard and further door to:-

Reception Hallway

4.04m x 2.23m (13' 3" x 7' 4") With cornice, ceiling rose, chandelier light, radiator, intercom phone entry system, thermostat for the gas central heating, deep skirting boards and open archway with three steps down to the lower hallway. Doors off to the right providing access to one of the bedroom suites and to the left are two, glazed doors leading to:-

Lounge / Reception Room

5.51m x 5.10m (18' 1" x 16' 9") into bay. This stunning, bay windowed reception room has cornice, ceiling rose, chandelier light, two traditional, school style, radiators, black granite fireplace with brushed chrome hearth incorporating gas fire, deep skirtings and double glazed, sliding sash bay window giving glorious views of the grounds and beyond - reaching across to Corby Castle, Wetheral church, the viaduct and river Eden.

BEDROOM SUITE ONE

Dressing Area

1.79m x 1.76m (5' 10" x 5' 9") With cornice, ceiling rose, chandelier light, deep skirtings and doors off to bedroom, bathroom and walk in store.

Bedroom

5.39m x 2.68m (17' 8" x 8' 10") A front aspect, double bedroom with two double glazed, sliding sash windows overlooking the grounds and The Green. Cornice, ceiling rose and chandelier light.

Bathroom

2.49m x 1.74m (8' 2" x 5' 9") A fully tiled bathroom (walls and floor) fitted with three piece suite comprising bath with central mixer taps and shower attachment, WC and wash hand basin set in vanity unit. Inset spotlights, extractor fan and stainless steel ladder style radiator.

Storage Room

1.76m x 0.66m (5' 9" x 2' 2") A useful, shelved, walk in storage cupboard - also housing the RCD electrics.

Lower Landing

Accessed via three steps down from the reception hallway. Ceiling rose, chandelier light, glazed window with view into the kitchen, radiator and doors to the second bedroom suite to the right and to the dining kitchen to the left.

BEDROOM SUITE TWO

Bedroom

3.52m x 3.27m (11' 7" x 10' 9") A beautiful, front aspect, double bedroom with vaulted ceiling and two, double glazed, sliding sash windows to the front elevation overlooking the grounds and The Green. Radiator, built in oak wardrobes and bedside tables and door to:-

En Suite Shower Room

1.71m x 1.71m (5' 7" x 5' 7") A fully tiled en suite (walls and floor) with double glazed, sliding sash, obscured glass, window to the front aspect. Large, walk in shower cubicle fitted with thermostatic, power shower, WC, wash hand basin set in vanity unit, radiator and extractor fan.

Storage Area

Accessed via the bedroom. A useful storage space - also housing the wall mounted, Worcester boiler.

Dining Kitchen - L Shaped

5.04m x 4.53m (16' 6" x 14' 10") max. A large, dual aspect, L shaped dining kitchen, with vaulted ceiling, double glazed, sliding sash windows to the rear and side elevations and glazed door providing access to the terraced balcony. Two chandeliers, two radiators and LVT flooring.

The kitchen area is fitted with a bespoke range of solid oak and painted oak units with granite worktops and upstands, stainless steel 1.5-bowl sink/drainage unit and feature canopy extractor over a seven-ring, black range style, gas cooker. Integrated appliances include washing machine/dryer, dishwasher and fridge freezer.

Terraced Balcony

Accessed from the kitchen. A fabulous, space with wooden decking, wrought iron railings and offering superb, far reaching views over the grounds and beyond toward the river Eden, Wetheral, viaduct, parish church and Corby Castle.

EXTERNALLY

Parking

The property is accessed via a secured, sweeping driveway which leads to parking at the front of the building. This apartment has two allocated parking spaces. Visitor parking is also available.

Gardens

The property occupies a substantial plot enjoying wraparound, mature gardens and grounds incorporating immaculately maintained, lawns with flower and shrub planting.

ADDITIONAL INFORMATION

Tenure & Charges

The property is Leasehold with a term of 125 years from 29th October 2010.

Ground rent is payable annually on 1st march.

The annual maintenance charge is £2185.14, payable in 2 installments on 1st march and 1st Sept; this covers buildings insurance, grounds maintenance, window cleaning, cleaning of communal areas, fire alarm system etc.

Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee: Naphthens, Bendles LLP, Scott Duff & Co Property Lawyers/Conveyancing Service - completion of sale or purchase - £120 to £180 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances - average referral fee earned in 2022 was £260.48; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00; - Mitchells Co Ltd - £50 per property contents referral successfully processed (worth £300 or more) plus 5% introduction commission on the hammer price of any goods sold from that referral. All figures quoted are inclusive of VAT.

SALE DETAILS

Mains electricity, gas, water & drainage; gas central heating; double glazing installed throughout; telephone & broadband connections installed subject to BT regulations. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band D

Viewing: Through our Carlisle office, 01228 558 666.

Directions: Killoran can be located with the postcode CA4 8ET and identified by a PFK 'For Sale' board. Alternatively by using What3Words [///engages.latitudes.suspend](#)

Please note the property has secure electric gates and we will arrange your access by vehicle / on foot at the time of booking your viewing.



