

Cumbrian Properties

Orchard House, Parsonby



Price Region £340,000

EPC-F

Former farmhouse | Village location
3 reception rooms | 3 bedrooms | 1 bathroom
Generous gardens | Drive & detached double garage

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Situated in the peaceful village of Parsonby, this double fronted former farmhouse is bursting with character and provides generous living space, good size gardens and fantastic views. The property is oil central heated and briefly comprises spacious open plan lounge and sitting room with open fire and sash windows, kitchen, utility and dining room. A beautiful staircase with a large window overlooking the rear garden takes you to the first floor where there are three double bedrooms and a good size family bathroom. Externally, the property has generous gardens including lawns with fruit trees, gravelled patio style garden and a secure, enclosed side garden which would be perfect as an allotment or children's play area. A gravelled driveway and parking for several vehicles leads up to the detached double garage. Located within easy access for Cockermouth, Keswick, the Lakes and Carlisle and with its own village play school & primary school, community village hall and church the property would make an ideal family home.

The accommodation with approximate measurements briefly comprises:

Front door into the open plan lounge and sitting room.

OPEN PLAN LOUNGE & SITTING ROOM (29'4 overall)

LOUNGE (14' max x 12'7) Open fire, secondary glazed sash window to front, radiator and opening with oak beam into the sitting room.



LOUNGE

SITTING ROOM (15'7 max x 14' max) Log effect electric fire, secondary glazed sash window, radiator, beamed ceiling and door to hall.



SITTING ROOM

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HALL Staircase to the first floor, understairs storage cupboard, radiator, doors to kitchen and dining room.

DINING ROOM (12' max x 7' max) Double glazed window to the rear and radiator,



DINING ROOM

KITCHEN (12' x 11') Fitted kitchen incorporating an electric oven and grill with four ring electric hob and extractor hood above, space for fridge, double glazed window to the rear, tiled splashbacks, tile effect flooring, opening and step up to the utility room.



KITCHEN

UTILITY ROOM Stainless steel sink with mixer tap, plumbing for washing machine, double glazed window, tiled splashback, tile effect flooring and UPVC door to the rear garden.

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FIRST FLOOR

HALF LANDING Double glazed window overlooking the rear garden.

LANDING Doors to bedrooms and bathroom.



STAIRCASE & LANDING

MASTER BEDROOM (15'8 x 14') Radiator and two secondary glazed sash windows to the front with views across the countryside.



MASTER BEDROOM

BEDROOM 2 (14' x 12') Secondary glazed sash window to the front with views across the countryside, radiator and built-in storage cupboard.



BEDROOM 2

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BATHROOM (12' max x 11' max) Three piece suite comprising shower above panelled bath, WC and wash hand basin. Fully tiled walls, frosted window, radiator, loft access and airing cupboard the hot water tank.



BATHROOM

BEDROOM 3 (12' x 11'3) Radiator and double glazed window overlooking the rear garden.



BEDROOM 3

OUTSIDE Low maintenance, walled and gravelled front garden with gravelled driveway and parking for several vehicles leading to the rear garden. To the rear of the property is a spacious garden including a generous lawn with mature trees, fruit trees, shrubs, garden sheds and **DETACHED DOUBLE GARAGE**. A rear gravelled garden provides a peaceful patio seating area featuring an original well and outside tap, access to the outside utility/workshop and the oil tank. A side garden adjacent to the driveway provides a further lawn with mature trees and shrubs perfect for an allotment. The garden is private, not overlooked, and enjoys an open aspect to the rear.

OUTSIDE UTILITY/WORKSHOP (13'7 max x 8' max) Oil boiler and power supply. Potential to convert (subject to planning permission).

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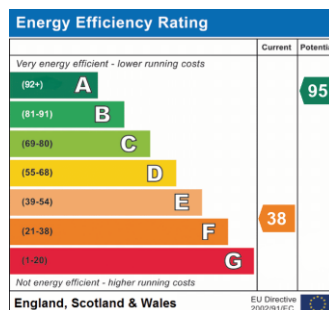
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SERVICES Mains electricity, water and drainage.

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.



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