

# Cumbrian Properties

## Hill House, Carleton, Carlisle



**Price Region £450,000**

**EPC-D**

Link-detached property | Sought after location  
1 reception room | 4 bedrooms | 2 bathrooms  
Large mature garden | Parking & garage

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## 2/ HILL HOUSE, CARLETON, CARLISLE

This four-bedroom, two-bathroom link-detached property is set on a generous plot with vast mature gardens and a large garage with a usable loft. Located in the highly sought-after area of Carleton, to the south of Carlisle, the property boasts charm and character while beautifully blending original features with modern comfort. Showcasing exposed timber beams and period details throughout, it offers spacious, gas central-heated and double-glazed accommodation. The ground floor comprises a vestibule, a bay-fronted lounge with twin fireplaces, a utility room with cloakroom, and a generous open-plan dining kitchen with integrated appliances and French doors opening to the mature rear garden. Steps lead down to a versatile study and a rear hallway with a stable door. Upstairs, there are four well-proportioned bedrooms, including a master suite with fitted wardrobes, drawers, a dressing table, and an en-suite shower room, alongside a family bathroom. Outside, the front features a mature lawned garden, while the extensive tiered rear garden includes a block-paved patio, manicured lawns, colourful borders, mature trees, shrubs, a timber sun house, vegetable patches, a greenhouse, and a garage. The property is further enhanced by a useful loft room accessed via an external staircase from the rear garden, and is conveniently close to restaurants, shops, supermarkets, riverside walks, public transport links, and junction 42 of the M6.

The accommodation with approximate measurements briefly comprises:

**VESTIBULE** Door to lounge.

**LOUNGE (30'7 x 17'7)** Double glazed bay window and double glazed timber framed window, both with secondary glazing, to the front of the property. Two fireplaces, four radiators, beech wood flooring, exposed beams to ceiling and door to an inner hall.



LOUNGE

### 3/ HILL HOUSE, CARLETON, CARLISLE

**INNER HALL** Understairs storage cupboard and doors to dining kitchen and utility cloakroom.

**UTILITY/CLOAKROOM (13' x 9'3)** Sink unit with drainer and mixer tap, fitted cupboards and worksurface, WC, plumbing for washing machine, houses the Worcester gas boiler, tiled flooring and double glazed timber framed window to the side.



UTILITY/CLOAKROOM

**DINING KITCHEN (25'9 x 19')** Fitted kitchen incorporating a 2.5 sink unit with mixer tap, an integrated eye level oven and grill, four burner electric hob with tiled splashback and overhead extractor, integrated fridge and freezer. Double glazed windows to the side and rear elevations, exposed timber beams to ceiling, Terracotta tiled flooring, two radiators and timber framed double glazed French doors leading to the rear garden. Staircase to the first floor, door to rear hallway and steps down to a study area.



DINING KITCHEN

**STUDY AREA (8'4 x 8)** Timber framed double glazed window to the rear and radiator.



STUDY AREA



#### 4/ HILL HOUSE, CARLETON, CARLISLE

**REAR HALLWAY** Velux window to the rear, built in storage cupboard and timber stable door leading to the rear garden.

**FIRST FLOOR LANDING** Doors to bedrooms and family bathroom.

**BEDROOM 1 (15'4 x 14'8)** Double glazed windows to the front with secondary glazing, two radiators and fitted wardrobes, drawers and dressing table. Door to en-suite.



BEDROOM 1

**EN-SUITE SHOWER ROOM (8'7 x 6'5)** Four piece suite comprising WC, bidet, wash hand basin and walk-in shower unit. Heated towel rail, electric underfloor heating and timber framed double glazed sash window to the rear.



EN-SUITE SHOWER ROOM

**BEDROOM 2 (15'9 x 12')** Double glazed window to the front and radiator.



BEDROOM 2

5/ HILL HOUSE, CARLETON, CARLISLE

**BEDROOM 3 (12' x 11'5)** Timber framed double glazed windows to the rear and radiator.



BEDROOM 3



BEDROOM 4

**FAMILY BATHROOM** A four piece suite comprising WC, bidet, wash hand basin with mixer tap and tiled splashback, panelled bath with mixer tap and shower over bath. Tiled flooring and UPVC double glazed window to the rear.



FAMILY BATHROOM

**OUTSIDE** To the front of the property is a gated sandstone wall to a mature garden with lawned area, floral borders, bushes and shrubs. To the side of the property is a shillied parking area. To the rear is a block paved area leading to raised floral borders with steps leading up to the lawn, timber sun house, wooden gazebo, mature trees and shrubs. Vegetable patches and fruit trees. Timber greenhouse, gated access to the side and access via an archway from London Road to the garage with loft space.

**GARAGE (28' x 12'6)** With up and over door, timber framed windows to the side, power and lighting.

**LOFT AREA (28'5 x 12'8)** Velux windows to the side, power and lighting.



6/ HILL HOUSE, CARLETON, CARLISLE



REAR GARDENS



7/ HILL HOUSE, CARLETON, CARLISLE

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

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

