

PFK

School House, Burgh-by-Sands, Carlisle, Cumbria CA5 6AP

Guide Price: £400,000





LOCATION

Burgh-by-Sands is a beautiful village steeped in history, to the west of Carlisle, built along the course of Hadrian's Wall, and was once a Roman Fort named Aballava. It has a thriving village community with a 'Good' Ofsted primary school, a public house - The Greyhound, village green with recreational and wildlife areas, a village hall hosting a variety of events and activities for the community and a beautiful 12th Century Norman Church built with stones from Hadrian's Wall where King Edward 1 lay in state in 1307 for 10 days.

PROPERTY DESCRIPTION

School house is an incredibly handsome detached period property, retaining much character, located on the edge of the sought after village of Burgh-by-Sands, with incredible open countryside views, across to both the North Pennine and west Lakeland fells and over the Solway Firth to Scotland and Criffel.

The property boasts a grand entrance hall with original Minton tiled floor, impressive staircase to galleried landing and doors that open to each side offering a flow that leads you right around the ground floor through three reception rooms, dining kitchen, plus a utility and bathroom. The first floor offers four spacious double bedrooms, the master with en-suite and dressing room, plus a family bathroom and large walk in airing cupboard.

The gardens to this family home are pristinely kept and offer a great deal of privacy and practicality. To the front is a large drive with parking for multiple vehicles, a hard-standing suitable for caravan or motorhome and a superb detached garage. A secure gated pedestrian pathway leads round to the rear garden, with a useful outhouse and mature planting and borders wrapping around the lawn there are multiple great entertaining areas, with patio and brick built BBQ area.

GROUND FLOOR

Entrance

Entry is via a hardwood front door with glazed fan light, leading into a beautiful reception hallway.

Reception Hallway

With two double glazed windows to the front aspect, original Minton tile floor, large understairs storage cupboard, stairs off to reception rooms one and two, cornicing, grand staircase leading up to the galleried landing, radiator.

Reception 1

4.24m x 3.67m (13' 11" x 12' 0") With two double glazed windows to the front and side aspects, feature fireplace with gas stove, radiator, coving and door to the kitchen.

Reception 2

4.33m x 3.25m (14' 2" x 10' 8") With cornicing, double glazed window to the front aspect, radiator, beautiful slate fireplace with tiled hearth and open fire. Large open archway leading to;

Reception 3

3.89m x 3.25m (12' 9" x 10' 8") Used as a formal dining area with sliding patio doors to the rear garden, radiator and door leading into the kitchen.

Kitchen

4.59m x 3.79m (15' 1" x 12' 5") Fitted with a range of dark wood wall and base units with laminated worktops, upstands and tiled splash-backs, one-and-half bowl ceramic sink and drainer unit with swan neck mixer tap, integrated, eye level double oven and grill, four-ring gas hob, space for free-standing under counter fridge, space and plumbing for free standing dish-washer, radiator, tiled floor, door to utility room.

Utility Room

3.53m x 3.23m (11' 7" x 10' 7") Large 'L' shaped utility room with a continuation of the tiled floor from the kitchen. Fitted with a range of wall and base units with laminated worktops and upstand, space and plumbing for washing machine, space for tumble dryer and further space for three under counter fridge or freezer appliances, boiler for the central heating system, hardwood, half-glazed door and window the rear garden, sliding door leading to the ground floor bathroom.

Ground Floor Bathroom

1.61m x 1.54m (5' 3" x 5' 1") Fully tiled floor for wet room use, W.C., corner wash-hand basin, shower, window to the rear aspect, extractor fan and radiator.

FIRST FLOOR

Landing

Split landing, the stunning galleried front landing with large picture window with open views looking towards the Solway Firth and Criffel, radiator, cornice and doors to bedroom one and two, two steps to the rear landing.

Bedroom 1

3.73m x 3.14m (12' 3" x 10' 4") Dual aspect room with double glazed windows to the front and side elevations. Stunning views, original feature fireplace, radiator and two sliding doors into an en-suite and dressing room.

En-suite

2.40m x 1.20m (7' 10" x 3' 11") Inset spotlights, extractor fan, walk-in shower cubicle with electric shower, W.C., wash hand basin, radiator.

Dressing Room

1.20m x 1.17m (3' 11" x 3' 10") With built-in storage rails & fitted drawers, as well as power for dressing table area.

Bedroom 2

3.68m x 3.29m (12' 1" x 10' 10") Double glazed window to the front elevation, further Solway views, radiator, large built-in wardrobe with sliding doors to one wall.

Rear Landing

The rear landing has two loft access hatches, large walk-in airing cupboard housing the hot water tank, with shelving and doors leading off to;

Bedroom 3

3.90m x 3.27m (12' 10" x 10' 9") With timber double glazed window to the rear aspect with far reaching, open countryside views, radiator and inset spotlights over dressing table.

Family Bathroom

3.32m x 1.92m (10' 11" x 6' 4") With timber double glazed window to rear elevation. Fitted with a grey suite comprising bath with shower head mixer taps attachment, W.C., bidet, pedestal wash-hand basin, radiator and inset spotlight.

Bedroom 4

3.87m x 3.22m (12' 8" x 10' 7") Timber double glazed window to the rear elevation with far reaching countryside views, radiator.

EXTERNALLY

Gardens and Parking

To the front of the property is a gated access driveway providing parking for multiple vehicles, and hard-standing area for a caravan / motorhome, a detached, double garage and a secure gated pedestrian path leading around to the left hand side of the property to the rear garden, outhouse and with outside tap.

The rear garden is walled to the side adjoining the village primary school and to the rear, with raised beds and shrub borders and hedge to the side adjoining the open fields. With pathways throughout the immaculate garden and around the lawn and planting, leading to various seating areas, an outdoor BBQ area, and patio.

Garage

5.81m x 5.09m (19' 1" x 16' 8") With two up-and-over doors, pedestrian access door, power, lighting and boarded attic space for further storage.

Outhouse Workshop

3.68m x 1.94m (12' 1" x 6' 4") With power and lighting.

ADDITIONAL INFORMATION

Tenure & EPC

The tenure is freehold.
The EPC rating is E.

Referrals and 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: Napthens, 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. All figures quoted are inclusive of VAT.

SALE DETAILS

SERVICES

Mains electricity, gas, water & drainage; gas central heating; double glazing installed throughout with part PVC and part timber frames; 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 F

Viewing: Through our Carlisle office, 01228 558 666.

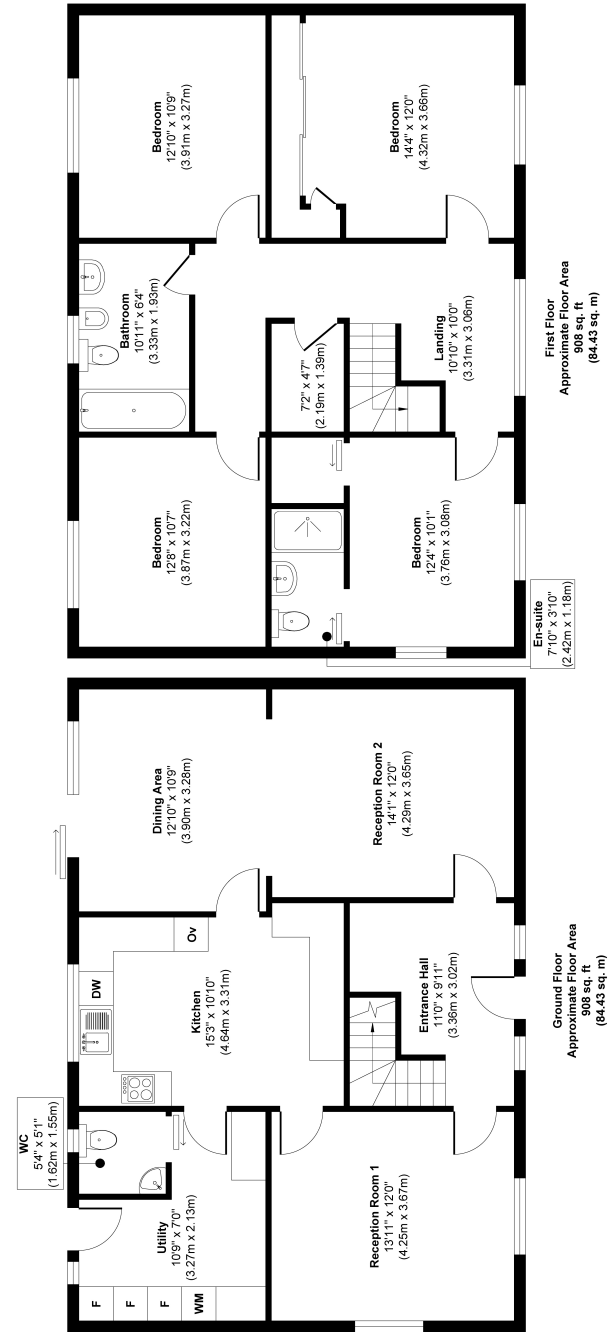
Directions: School House can be located with the postcode CA5 6AP and identified by a PFK For Sale board. Alternatively by using What3Words: ///analogy.applied.crumbles





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

School House



Approx. Gross Internal Floor Area 1816 sq. ft. / 168.85 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.