

Cumbrian Properties

Over Eden, Warwick on Eden



Price Region £550,000

EPC-

Extended semi-detached property | Recently renovated
2 reception rooms | 4 double bedrooms | 3 bathrooms
26' kitchen/family room | Gardens, garden room & parking

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2/ OVER EDEN, WARWICK ON EDEN, CARLISLE

Over Eden is a charming and spacious residence located in the highly desirable village of Warwick-on-Eden. This beautifully presented home combines original character features with stylish, modern living. The ground floor welcomes you with a vestibule leading into a cosy lounge, complete with a wood-burning stove and a striking oak and glass staircase ascending to the first floor. Adjacent is the dining room, utility room, and a contemporary shower room - both benefiting from electric underfloor heating. The boot room, with its stable door, offers convenient access to the landscaped rear garden. At the heart of the home lies a sleek modern kitchen and family room, boasting integrated appliances, a freestanding Rangemaster cooker, and a spacious living area. French doors open directly onto the rear garden, seamlessly blending indoor and outdoor living. This space also provides access to a versatile office or additional bedroom.

Upstairs, the first-floor hosts four well-proportioned double bedrooms. The master suite features a stylish en-suite shower room and a walk-in dressing room. A luxurious four-piece family bathroom serves the remaining bedrooms. The landing area is enhanced with bespoke fitted storage, exposed timber beams, and a Velux window that fills the space with natural light. Outside, the front of the property offers a block-paved driveway with ample parking for multiple vehicles, a gravelled area with raised flower beds, a log store, and access to the integral garage. The rear garden is a beautifully landscaped haven, featuring an Indian sandstone path, manicured lawn, greenhouse, vegetable patches, a garden shed, and a decked seating area beneath a covered pergola. Completing the outdoor space is a timber garden room, currently used as a stylish bar and games room—ideal for entertaining. Over Eden benefits from being within walking distance to the bus stop for William Howard Secondary School and the Queens Pub. Local amenities also include the CO-OP and Steve Wilson Butchers.

The accommodation with approximate measurements briefly comprises:

Composite front door into vestibule.

VESTIBULE Tiled flooring and door to lounge.



VESTIBULE

LOUNGE (15'8 x 15'3) UPVC double glazed sash window to the front, wood burning stove, radiator, wooden flooring, oak and glass open staircase to the first floor and door to dining room.

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LOUNGE

DINING ROOM (14'7 x 10') UPVC double glazed sash window to the front, radiator, stove (display purpose only), fitted storage cupboards, wooden flooring, doors to utility room and kitchen/family room.



DINING ROOM

UTILITY ROOM (13'5 x 6'8) Fitted cupboards and worksurface incorporating a sink unit with mixer tap, UPVC double glazed window to the rear, radiator, storage cupboard housing the Baxi boiler and hot water tank, tiled flooring with electric underfloor heating, door to the shower room and steps up to the boot room.

BOOT ROOM (8' x 7') UPVC double glazed window to the rear, tiled flooring, panelled ceiling and UPVC double glazed frosted stable door to the rear garden.

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SHOWER ROOM (7'6 x 6'6) Three piece suite comprising WC with concealed cistern, vanity unit wash hand basin and walk-in shower with rainfall showerhead. Heated towel rail, slate tiled flooring with electric underfloor heating, slate tiled walls, panelled ceiling and UPVC double glazed window to the rear.



UTILITY ROOM



SHOWER ROOM

KITCHEN/FAMILY ROOM (26' x 11') Fitted kitchen incorporating a one and a half bowl sink unit with mixer tap, freestanding Rangemaster cooker with aluminium splashback and extractor hood above, wine cooler, integrated dishwasher, radiator, wooden flooring, UPVC double glazed window to the front and UPVC double glazed French doors to the rear garden. Door to the office/bedroom.



KITCHEN/FAMILY ROOM

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OFFICE/BEDROOM (14'4 x 6'6) UPVC double glazed window to the rear, radiator, wooden flooring and door to the garage.



OFFICE/BEDROOM

FIRST FLOOR

LANDING Built-in storage cupboards, Velux window to the rear, original timber beams, doors to bedrooms and bathroom.



LANDING

BEDROOM 1 (18' x 12'5) Velux window to the side, vertical radiator, UPVC double glazed French doors to the rear with Juliette balcony, further radiator, doors to en-suite shower room and walk-in dressing room.



BEDROOM 1

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EN-SUITE SHOWER ROOM (8'7 x 7') Three piece suite comprising WC, vanity unit wash hand basin and walk-in shower with rainfall showerhead and shower attachment. Tiled splashbacks, vertical radiator and UPVC double glazed frosted window to the rear.



EN-SUITE SHOWER ROOM

WALK-IN DRESSING ROOM (8' x 8') UPVC double glazed frosted window to the front and radiator.



DRESSING ROOM

BEDROOM 2 (14'7 x 9') UPVC double glazed window to the front, radiator and built-in wardrobe.



BEDROOM 2

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BEDROOM 3 (11'5 x 9') UPVC double glazed window to the front and radiator.



BEDROOM 3

BEDROOM 4 (10'8 x 9') UPVC double glazed window to the front and radiator.



BEDROOM 4

FAMILY BATHROOM (8'7 x 6'4) Four piece suite comprising corner shower unit, WC, vanity unit wash hand basin and panelled Jacuzzi bath. Tiled walls, tiled flooring, heated towel rail and Velux window to the side.



FAMILY BATHROOM

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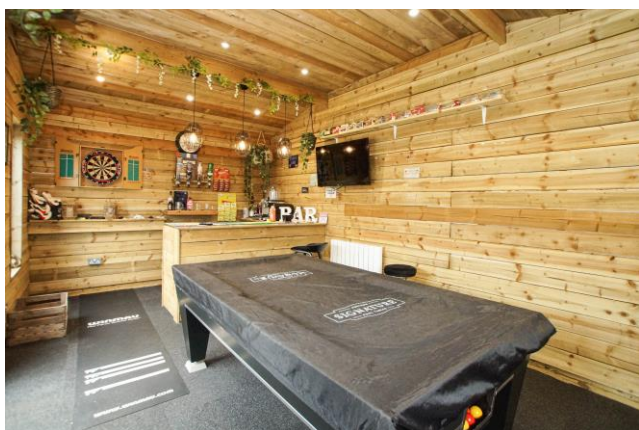
OUTSIDE Block paved driveway to the front providing parking for multiple vehicles with log store, integral garage and a gravelled area incorporating raised flower beds and a variety of mature bushes and shrubs enclosed by a sandstone wall. Well-presented maintained lawned rear garden incorporating decked seating area with covered pergola, timber garden room currently used as a bar/games room, greenhouse, garden shed, floral borders and a variety of trees and shrubs.

BAR/GAMES ROOM (18'9 x 11'5) Fully insulated with timber clad internal walls, electric radiators, slate roof, UPVC double glazed windows to the front and side and UPVC double glazed French doors to the front.

GARAGE (12' x 7') UPVC doors to the front, fitted shelving, power and light.



GARDEN & GARDEN ROOM



GARDEN ROOM

TENURE We are informed the tenure is Freehold.

COUNCIL TAX We are informed the property is Tax Band D.

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