

PFK

High Harker Farmhouse, Harker, Carlisle CA6 4DS
Guide Price: £575,000





LOCATION

Harker is located within the Parish of Rockcliffe to the north of the Great Border City of Carlisle. High Harker Farmhouse is just off the A7, less than a mile from Junction 44 of the M6. Approximately 2 miles north of the course of Hadrian's Wall, there is superb access to the Lake District Airport, and major road links plus within easy reach of the local Solway coastline, Lake District and Pennines.

PROPERTY DESCRIPTION

Welcome to High Harker Farmhouse, a superb Grade II listed family home offering up exceptionally spacious accommodation boasting three formal reception rooms, four first floor bedrooms, four bathrooms, plus the entire second floor is dedicated to a fabulous principal suite that will no doubt create discussion over who gets to claim this space! Yet that is not all, no, this wonderful farmhouse offers two outhouses, a coach house and huge workshop, let us elaborate...

There are endless possibilities here; serious space for home working on a more industrial storage scale, perhaps housing race bikes or a classic car collection, or multigenerational family living with each of you having your own separate spaces or holiday cottage lettings which you can manage from just across the courtyard....limited only by imagination and subject to necessary planning consents of course.

This exciting, flexible and unique opportunity is available with no onward chain and vacant possession. The main farmhouse has been beautifully maintained, retains many original features and has a private gated driveway, mature gardens and courtyard parking for multiple vehicles. The outhouses are great for push bikes and as a wood shed and coal store. The coach house is a two story detached building which has previously had planning permission to convert to residential use, although we note this has now expired. The workshop is a huge space, currently utilised as a luxury home gym. This is a proposition which we highly recommend you to view, to truly appreciate the scale and flexibility of all that is on offer.

MAIN HOUSE

GROUND FLOOR

Entrance Hall

This grade II listed property is accessed via the original hardwood front door opening into the hallway with parquet flooring, radiators, deep skirting, cornice and mouldings, wood panelling and doors to reception rooms 1 and 2. Open balustrade staircase to first floor.

Reception Room 1

4.78m x 4.55m (15' 8" x 14' 11") With cornice, picture rail, sliding sash window to front aspect, open fireplace and deep skirting boards, working window shutters.

Reception Room 2

4.79m x 4.56m (15' 9" x 15' 0") With stripped pine flooring, front aspect sliding sash window with working shutters, cornice, picture rail, deep skirting board, marble fireplace and door to the kitchen.

Kitchen

4.69m x 4.33m (15' 5" x 14' 2") With tiled flooring and sliding sash window overlooking the rear patio area. 4-oven cream Aga with two hobs and a hotplate. The kitchen is fitted with traditional shaker-style units with ceramic knob handles and complementary granite work surfacing incorporating an inset sink. Integrated dishwasher. Inset ceiling spotlights and door to rear hallway.

Rear Hallway

With sliding sash rear aspect window and working shutters, understairs pantry and doors to reception room 3, kitchen, utility room and, further round, the ground floor shower room.

Reception Room 3

3.95m x 3.56m (13' 0" x 11' 8") A rear aspect reception room with sliding sash window. This room is currently used as a home office with tiled flooring, built-in desk and shelving unit.

Utility Room

3.23m x 2.82m (10' 7" x 9' 3") A continuation of the kitchen wall and base units and complementary laminated work surfacing incorporating a 1.5 bowl inset sink with mixer tap. Full height units housing the boiler and storage. Space and plumbing for washing machine and tumble dryer. inset spotlighting, velux rooflights, sliding sash side aspect window. Stable door leading out to the rear garden.

Ground Floor Shower Room

3.85m x 1.91m (12' 8" x 6' 3") Fitted with a three piece suite comprising walk-in shower with full height curved glass screen and thermostatic shower, Sanitan porcelain WC and pedestal wash hand basin with painted decoration. Sash window to side aspect, tiled flooring, wall panelling, inset spotlighting, extractor fan and traditional radiator.

FIRST FLOOR

First Floor Landing

With feature window to the rear aspect. Original ceiling rose, deep skirting and cornice. Original doors leading off to bedrooms 2 to 5 and two bathrooms. Doorway with stairs leading up to second floor.

Bathroom

4.12m x 4.0m (13' 6" x 13' 1") Fitted with a five piece suite with Sanitan sanitary ware comprising freestanding claw foot rolltop bath, his and hers pedestal wash hand basins, bidet and WC. Sliding sash rear aspect window, inset spotlighting, extractor fan and two traditional heated towel rails.

Shower Room

2.34m x 1.91m (7' 8" x 6' 3") Fitted with a three piece suite comprising walk-in shower with thermostatic shower, WC and wash hand basin set into built-in vanity unit. Fully tiled with shaver socket, inset spotlighting, extractor fan and chrome heated ladder radiator.

Bedroom 2

5.25m x 4.45m (17' 3" x 14' 7") A rear aspect double bedroom with sliding sash window and built-in wardrobes. Cornicing.

Bedroom 3

4.35m x 4m (14' 2" x 13' 1") A front aspect double bedroom with sliding sash window, stripped pine flooring and original coving.

Bedroom 4

4.35m x 4m (14' 3" x 13' 1") A front aspect double bedroom with sliding sash window. Cornicing.

Bedroom 5

4.35m x 2.57m (14' 3" x 8' 5") A front aspect double bedroom with sliding sash window and stripped pine flooring. Cornicing.

SECOND FLOOR

Principal Suite

10.71m x 6.15m (35' 2" x 20' 2") Currently set out as an open plan principal bedroom suite with separate living and two double sleeping areas, in addition to a pod bathroom with velux windows and sash windows to both side elevations. Thereby creating a light modern space with exposed oak beams, staircase and eaves storage, inset spotlights and ceiling pendant lights.

En Suite Pod

Fitted with a three piece suite comprising jacuzzi bath with an oak framed opaque glass privacy screen and velux rooflight over, Sanitan wash hand basin and WC.

EXTERNALLY

Gardens and Parking

Gated pedestrian access to the front garden which is lawned with mature beech hedging and further pedestrian access to the driveway and parking area. The driveway has gated access with timber gates providing privacy and opening onto the side garden with lawn, mature shrubbery and hedging. The side garden / courtyard provides off-road parking for multiple vehicles and boasts a feature water fountain built into the wall with trough and planting areas. This area leads down to wrought iron double gates and a private walled archway through to the rear courtyard area offering access to a private decked garden adjacent to the kitchen area of the main house. From this area there is also access to the coach house and outhouses. A further gateway in a timber fence leads to the workshop.

Outhouses

Located at the rear of the property behind the utility room are two separately accessed outhouses which would traditionally have been used for storage and a coalhouse.

4.2m x 2.85m (13' 9" x 9' 4") - Outhouse 1

3.9m x 2.85m (12' 10" x 9' 4") - Outhouse 2

Workshop

11.9m x 9.15m (39' 1" x 30' 0") maximum. A large L-shaped building which has power and lighting and two double garage doors. It is currently utilised as a home gym and tool workshop.

COACH HOUSE

Ground Floor

4.9m x 3.1m (16' 1" x 10' 2") - Garage

4.55m x 3.0m (14' 11" x 9' 10") - Storeroom

3.2m x 3.65m (10' 6" x 12' 0") - Stable 1

3.2m x 3.05m (10' 6" x 10' 0") - Stable 2

First Floor

7.0m x 4.5m (23' 0" x 14' 9") - Hayloft

Planning Permission Note

The Coach House has previously had planning permission to convert to residential accommodation which has now lapsed.

ADDITIONAL INFORMATION

Referrals and Other Payments

PFK work with preferred providers for the delivery of 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 a sale or purchase, PFK will receive a referral fee of £120 to £180 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances, PFK will receive a referral fee - the average fee earned in 2020 was £210.54; PatrickJames Solutions - PFK will receive a fee of £150 per mortgage referral; ETSOS/EPC and Floorplan Providers - EPC and floorplan £66.00, EPC only £24.00, floorplan only £6.00. Mitchells Co Ltd will pay PFK £50 for each property contents referral successfully processed (worth £300 or more in revenue) together with a 5% introduction commission on the hammer price of any goods sold by Mitchells from that referral. All figures quoted are inclusive of VAT.

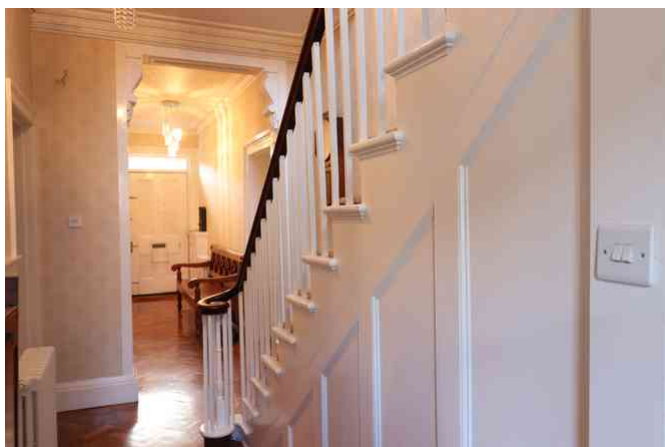
SALE DETAILS

Services: Mains electricity, gas and water. Septic tank drainage. A covenant is in place and indemnity insurance from when the vendors purchased the property. Gas central heating. Telephone and 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. We have been informed that the property has a septic tank and would advise any prospective purchaser to check it complies with current standards and rules introduced on 1st January 2020.

Council Tax: Band F

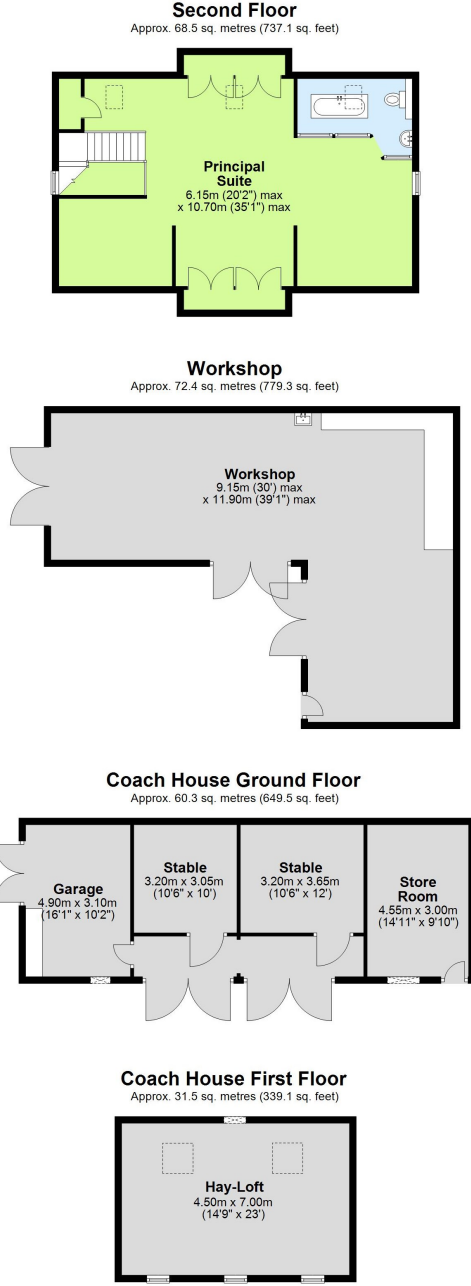
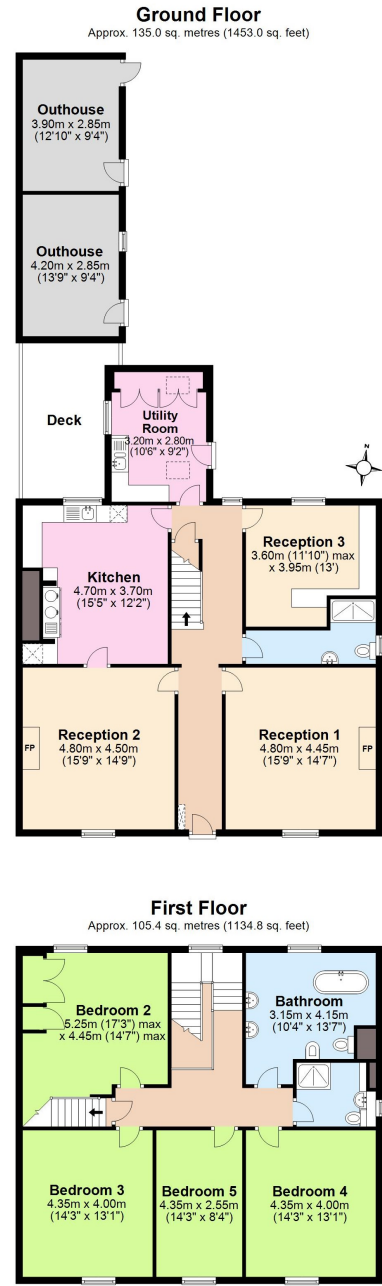
Viewing: Through our Carlisle office, 01228 558 666.

Directions: The property can be located with the postcode CA6 4DS.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	47 E	
21-38	F		
1-20	G		



Total area: approx. 473.1 sq. metres (5092.8 sq. feet)