

# PFK

The Vicarage, High Hesket, Carlisle, Cumbria CA4 0HU

Guide Price: £350,000





## LOCATION

High Hesketh is a picturesque Eden Valley village, equidistant to Carlisle and Penrith with excellent road links to the A6 & M6. High Hesketh boasts an outstanding OFSTED primary school plus the benefit of a regular bus service and is just 3 miles from the village of Armathwaite, which is renowned for its beautiful walks along the banks of the River Eden, the incredible salmon fishing and having a train station that is one of the stops on the famous Settle to Carlisle Railway, there are two public houses, a village store and post office. You will find that the Lake District National Park, Scottish Borders, Hadrian's Wall and the Solway Coast & North Pennines, both AONB, are all readily accessible within a 45 minute drive.

## PROPERTY DESCRIPTION

The Vicarage, High Hesketh is an imposing detached property, standing in approximately half an acre of mature grounds, on the edge of the village offering glorious far reaching views of the Eden Valley.

The substantial accommodation briefly comprises three spacious reception rooms, a dining kitchen, utility, vestibule/boot room, cloakroom WC and integral access to the garage to the ground floor. The first floor offers four double bedrooms and bathroom, plus additional separate WC.

The views, the privacy and the abundance of space on offer makes The Vicarage an incredible project proposition to take this charming period property and create your perfect home in a superb location.

## ACCOMMODATION

### Entrance

Hardwood glazed multi-pane door and side panels into the entrance vestibule.

### Entrance Vestibule

2.93m x 1.59m (9' 7" x 5' 3")

Large boot room with coat hooks, wall mounted alarm panel, multi-pane glazed door leading into the hallway.

### Hallway

Large reception hallway, windows to the front and rear, two radiators, large understairs storage cupboard, double door cloaks cupboard and doors leading off to:

### Reception 1

5.14m x 4.40m (16' 10" x 14' 5")

Beautiful original wooden flooring, exposed beam, picture rail, windows to the front and side aspects, two radiators, stunning solid stone open fireplace and granite hearth.

### Reception 2

3.92m x 3.31m (12' 10" x 10' 10")

With picture rail, shelving built into the alcoves either side of the chimney breast, windows to the side and rear aspect with beautiful open views to the rear.

### Cloakroom/W.C.

Radiator, wash-hand basin, two windows to the rear aspect and W.C.

### Reception 3

5.82m x 4.15m (19' 1" x 13' 7")

With two radiators, two double glazed windows to the rear with glorious far reaching panoramic views.

### Kitchen/Dining

4.25m x 3.26m (13' 11" x 10' 8")

Spacious dining kitchen fitted with a range of pale wood finish wall and base units with laminated worktops, tiled splashbacks, 1.5 bowl stainless steel sink and drainer unit with mixer tap, tall larder cupboard housing RCD electrics board, space for free-standing electric oven with integrated canopy extractor over, wall mounted central heating timer, door to shelved storage pantry, door to utility room, triple aspect with windows to the front, side and rear of the property.

### Utility Room

2.67m x 2.09m (8' 9" x 6' 10")

Continuation of the same units from the kitchen, stainless steel sink and drainer unit with mixer tap, wall mounted extractor fan, space and plumbing for dishwasher, space and plumbing for washing machine, window to the rear aspect, hardwood door to the rear, radiator, wall mounted alarm panel, two steps leading up to the door to integral garage.

### Integral Garage

5.61m x 2.72m (18' 5" x 8' 11")

Water tap, loft access hatch, Worcester oil boiler, up-and-over garage door for vehicle access.

## FIRST FLOOR

### Landing

Landing with two windows to the front elevation, radiator, wall mounted thermostat, loft access hatch, doors leading off to:

### Bedroom 1

4.26m x 3.30m (14' 0" x 10' 10")

Dual aspect room with windows to the front and rear elevations, picture rail, two radiators.

## Bedroom 2

3.13m x 3.04m (10' 3" x 10' 0")

Window to the rear elevation, radiator, picture rail.

## Bedroom 3

5.13m x 3.98m (16' 10" x 13' 1")

Dual aspect room with windows to the front and side elevations, fireplace, panelled wall, built-in storage cupboard, radiator, picture rail.

## Bedroom 4

3.91m x 2.93m (12' 10" x 9' 7")

Dual aspect room with windows to the side and rear elevations, radiator, picture rail, fireplace, panelled wall, built-in storage cupboards.

## W.C.

1.35m x 0.96m (4' 5" x 3' 2")

With window to the rear elevation, W.C. and extractor fan.

## Bathroom

3.10m x 1.91m (10' 2" x 6' 3")

Wood panelled ceiling, extractor fan, fully tiled to three walls, light suite comprising W.C., pedestal wash-hand basin, bath with shower over, window to the rear elevation, double doors leading into a large tank/airing cupboard, radiator and shaver socket.

## EXTERNALLY

### Gardens and Parking

The property sits in a generous plot of wrap-around gardens of approximately half an acre with ample off-street parking.

## ADDITIONAL INFORMATION

### Tenure & EPC

Tenure - Freehold

EPC - E

### Septic Tank

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.

### Referral 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 : Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Pollard & Scott/Independent Mortgage Advisors - arrangement of mortgage & other products/insurances - average referral fee earned in 2023 was £222.00; 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

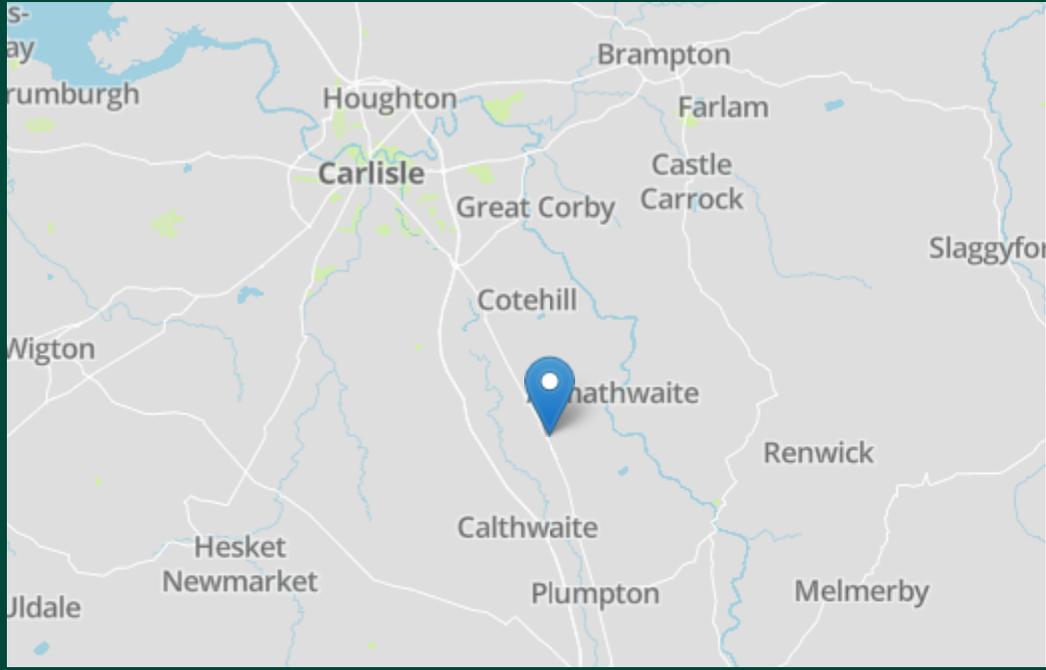
Mains electricity and water. Septic tank drainage; oil central heating; secondary glazing installed; telephone & broadband connections installed subject to BT regulations. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band F

Viewing: Through our Carlisle office, 01228 558 666.

Directions: The Vicarage can be located with the postcode CA4 0HU and identified by a PFK For Sale board. Alternatively by using What3Words: ///punctual.mistress.sailing





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>		
(39-54) <b>E</b>	39	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		

