

Cumbrian Properties

Tarn Rigg, Cumwhitton



Price Region £465,000

EPC-

Detached property | Sought after village location
3 reception rooms | 3 bedrooms | 1 bathroom
Stunning gardens & gated courtyard | Barn & outbuildings

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2/ TARN RIGG, CUMWHITTON, BRAMPTON

This detached property is nestled in the heart of Cumwhitton village boasting a prime location adjacent to the Church. The generously-sized accommodation offers three bedrooms, two reception rooms, sunroom and conservatory, along with utility room, pantry, courtyard and barn. Externally, the property is surrounded by extensive and meticulously-maintained gardens, featuring lush lawns, towering trees, and an array of colourful shrubs and bushes. The wrap-around sandstone wall adds to the character of the property. Tarn Rigg also benefits greatly from having a barn to provide additional space equipped with power, water, and drainage, enhancing both the practicality and allure of this beautiful home. However the barn also has the potential to be converted to whatever the new owner desires. The property is sold with the benefit of no chain.

The accommodation with approximate measurements briefly comprises:

Stable door leading into the utility room.

UTILITY ROOM (11'4 x 10'9) UPVC double glazed windows to the side and rear, radiator and door to sun room.



UTILITY ROOM

SUN ROOM (11'6 x 9'5) Coving to the ceiling, radiator, UPVC door to the courtyard and door to kitchen.



SUN ROOM

KITCHEN (18' x 7') Fitted kitchen incorporating sink unit with double drainer, freestanding cooker with tiled splashback and extractor hood above, radiator, UPVC double glazed window to the courtyard, doors to the pantry and inner hall.

PANTRY (9' x 7') Shelves pantry with tiled flooring and wood framed frosted window to the courtyard.

3/ TARN RIGG, CUMWHITTON

INNER HALL Understairs storage cupboard, radiator and staircase to the first floor. Doors to lounge and reception room/bedroom and UPVC door to the conservatory.



KITCHEN



INNER HALL

LOUNGE (15' x 11'6) UPVC double glazed window to the front, radiator, fireplace and coving to the ceiling.



LOUNGE



RECEPTION ROOM/BEDROOM (14' x 9') Open fireplace, radiator, coving to the ceiling and UPVC double glazed windows to the front and side.



RECEPTION ROOM/BEDROOM



CONSERVATORY

CONSERVATORY (10'5 x 9'7) Door to the rear garden.

4/ TARN RIGG, CUMWHITTON

FIRST FLOOR

LANDING Radiator, coving to the ceiling, UPVC double glazed window to the rear, doors to bedrooms and bathroom.

BEDROOM 1 (14'7 x 12') UPVC double glazed windows to the front and rear, coving to the ceiling and electric radiator. Fitted wardrobes, drawers and dressing unit.



BEDROOM 1

BEDROOM 2 (14'5 x 13') UPVC double glazed windows to the front and side, built-in wardrobe, coving to the ceiling and electric radiator.



BEDROOM 2

BEDROOM 3 (9' x 8') UPVC double glazed window to the rear.



BEDROOM 3



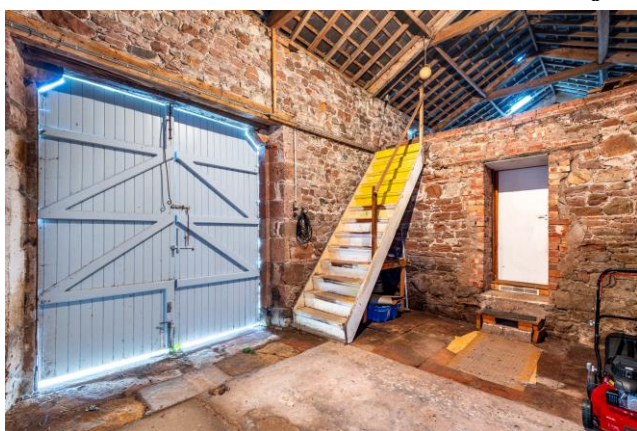
BATHROOM

5/ TARN RIGG, CUMWHITTON

BATHROOM (9'7 x 5'8) Three piece suite comprising WC, wash hand basin and panelled bath. Electric heated towel rail.

OUTSIDE The property boasts expansive gardens adorned with lush lawns, towering trees, and a variety of vibrant shrubs and bushes, all embraced by a charming wrap-around sandstone wall. Nestled at the rear of the property stands a convenient outhouse, offering ample storage space, shelter for the oil tank, and a spacious barn, perfect for various purposes, currently split and used as a kennel and art gallery. Gated courtyard to the side and rear of the property.

KENNEL (24'7 x 16') with wooden staircase leading to **LOFT AREA (29' x 15')**.
ART GALLERY (26' x 13'5) Electric and plumbing.



BARN



ART GALLERY



COURTYARD

TENURE We are informed the tenure is Freehold.

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

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.

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