



## Denton Mill Lane

Carlisle, CA2 5NQ

Guide Price £140,000



- Impeccably Presented Ground Floor Apartment with Private Entrance
- Showcasing a Superb Blend of Retained Character and Contemporary Luxury
- Bespoke Handleless Kitchen with Premium NEFF Appliances & Quooker Boiling-Water Tap
- Master Bedroom with Adjoining Dressing Area & Luxurious En-Suite
- One Allocated Parking Space with Additional Visitors Parking
- Envious Position Above the Mill Race, within the Handsome Grade-II Listed 'Johnson Mill'
- Bright & Elegant Open-Plan Living, Dining & Kitchen with Striking Feature Windows
- Two Double Bedrooms, Both with River Views
- Landscaped & Well-Maintained Communal Gardens
- EPC - C

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This impeccably presented and high-specification, two-bedroom ground-floor apartment benefits from its own private entrance and enjoys an enviable position above the Mill Race, within the handsome Grade-II Listed Johnson Mill. Showcasing a superb blend of retained character and contemporary luxury, the property features impressive high ceilings with exposed original beams and large, striking feature windows. At the heart of the home is a bright and elegant open-plan living, dining and kitchen space, ideal for both relaxing and entertaining. The bespoke handleless kitchen has been recently updated and beautifully finished, with timber worksurfaces, premium integrated NEFF appliances and a modern Quooker boiling-water tap, while a separate utility/WC room adds valuable practicality, complete with a useful kitchen maid clothes dryer. There are two generous double bedrooms, both enjoying attractive river views, with the master bedroom suite further enhanced by an adjoining dressing area and a luxurious en-suite shower room. Further benefits include a substantial loft space within the property, ideal for storage, complete with ladder access and lighting. Externally, the apartment is complemented by landscaped, well-maintained communal gardens, along with one allocated parking space and additional visitors' parking. An ideal purchase for a wide range of buyers, whether you are searching for a low-maintenance main residence, a convenient city bolt-hole, or a high-end investment, this apartment presents an exceptional opportunity, offering refined modern living in a truly distinctive setting.

#### Utilities, Services & Ratings:

Gas Central Heating and Single Glazing Throughout.

EPC - C and Council Tax Band - B.

Denton Holme is a popular and vibrant urban village located just a short walk from Carlisle city centre, offering a unique blend of community spirit and convenient city living. The area is well-served with a variety of local amenities including independent shops, convenience stores, cafés, takeaways, florists, and entertainment venues, alongside a reputable primary school that adds to its family-friendly appeal. Residents enjoy easy access to picturesque riverside and woodland walks along the River Caldew, providing a welcome retreat into nature. Excellent transport connections make Denton Holme highly accessible, with the City Bypass reachable via Dalston Road or Wigton Road in under 10 minutes and the M6 motorway around 15 minutes away, making it an ideal location for commuters. With its mix of local character, community amenities, and proximity to the heart of Carlisle, Denton Holme continues to be a sought-after area for a diverse range of residents.

## GROUND FLOOR:

### HALLWAY

Private entrance door from the front, internal doors to the living/dining room, two bedrooms and utility/WC, radiator, vaulted ceiling with exposed beams, and a built-in cupboard housing the wall-mounted gas boiler.

### LIVING & DINING ROOM

#### Dining Room:

Single glazed window to the side aspect, radiator, and an opening to the living room.

#### Living Room:

Single glazed window to the side aspect with white plantation-shutters, radiator, and opening to the kitchen.

### KITCHEN

Contemporary fitted kitchen comprising a range of handleless base, wall, drawer and larder units with timber worksurfaces and tile-effect splashbacks above. Integrated NEFF electric double oven with grill, integrated NEFF ceramic hob, extractor unit, integrated NEFF microwave, one and half bowl sink with Quooker boiling water tap, and a under-counter lighting.

### BEDROOM ONE, DRESSING AREA & EN-SUITE

#### Bedroom:

Single glazed window to the side aspect with mill race outlook, radiator, loft-access point, and an opening to the dressing area. The large loft includes a wooden pull-down ladder, boarding for storage, power and lighting.

#### Dressing Area:

Contemporary fitted wardrobes with storage above, and an internal door to the en-suite shower room.

#### En-Suite:

Three piece suite comprising a WC, vanity unit with wash basin, and a walk-in shower enclosure benefitting a mains shower with rainfall shower head and hand attachment. Part-tiled walls, electric towel radiator, LED mirror, and an extractor fan.

## BEDROOM TWO

Single glazed window to the front aspect, single glazed window to the side aspect with mill race outlook, radiator, and a vaulted ceiling with exposed beams.

### UTILITY/WC

Plumbing for a washing machine, plumbing for a dishwasher, space for a tumble drier, kitchen maid clothes dryer, radiator, WC, pedestal wash basin, part-tiled walls, and two obscured single glazed windows.

### EXTERNAL:

Within the grounds of the Mills Development are numerous well-maintained communal gardens, which include an extensive collection of mature trees and shrubs, along with numerous seating areas. One allocated parking space is available to the front for Flat 7, along with ample visitor parking available.

### WHAT3WORDS:

For the location of this property, please visit the What3Words App and enter - crass.clip.agrees

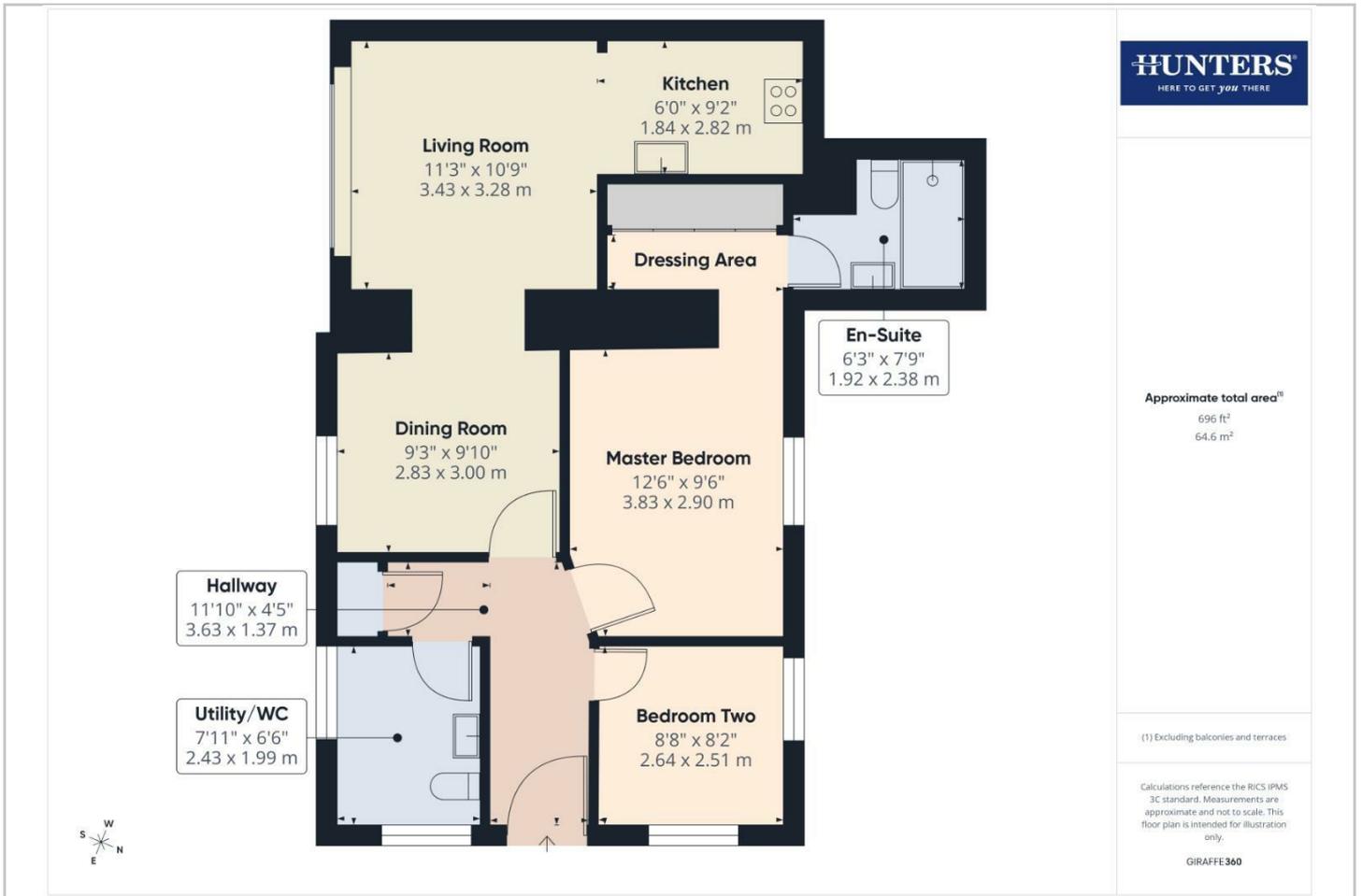
### AML DISCLOSURE:

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

### AGENTS NOTE:

Leasehold Title - 999 Years from 1 April 1995.  
Grade-II Listed Building.

# Floorplan





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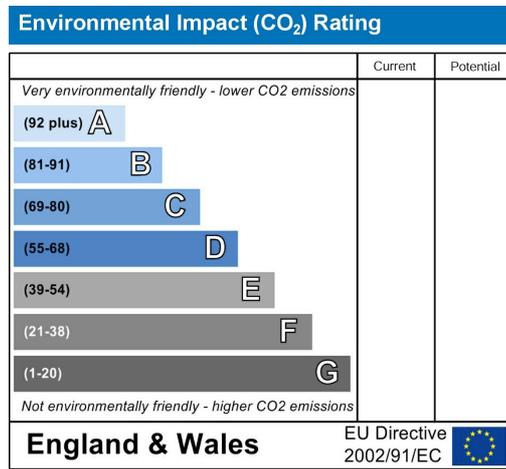
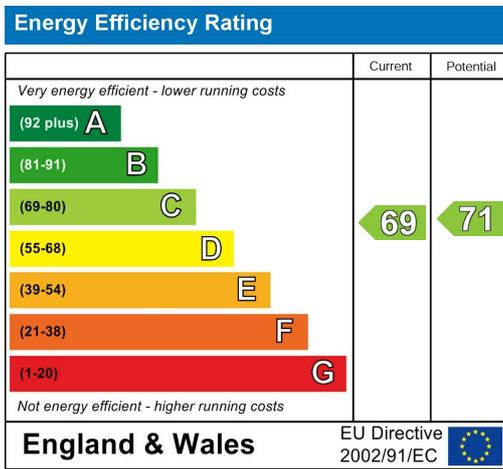
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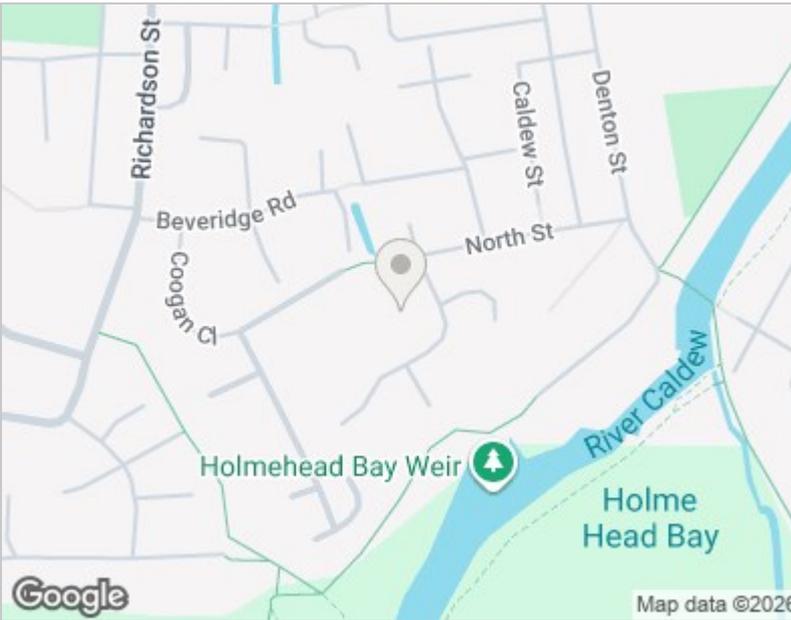
### Energy Efficiency Graph



### Viewing

Please contact our Hunters Carlisle & South West Scotland Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map



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HERE TO GET YOU THERE

Tel: 01228 584249



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