HUNTERS®

HERE TO GET *you* THERE



Larchwood, Newbiggin Road

Durdar, Carlisle, CA2 4UJ

Guide Price £675,000

4 2 3 D

- Detached Family Home set within Beautifully Maintained Gardens
- Lovingly Maintained and Well Presented Throughout
- Traditional Fitted Kitchen with Aga Cooker
- Modern Family Shower Room plus Ground Floor WC/Cloakroom
- Gated Driveway with Two Entrances and Two Detached Garages
- Convenient Durdar Location with excellent access to the Southern City Bypass
- Three Generous and Inviting Reception Rooms
- Four Bedrooms with Master En-Suite
- Beautfiully Maintained Gardens with Lawns, Established Borders, Pond & Woodland
- EPC - D

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Larchwood is an exceptional four-bedroom, three-reception detached family residence, set within generous private grounds of beautifully maintained gardens and woodland, and offering a rare opportunity to acquire a home of both character and distinction. Set back from the road and approached via an impressive dual-entrance driveway, the property immediately conveys a sense of arrival, further enhanced by two garages, extensive parking and a wonderful amount of outside space. Lovingly owned and meticulously cared for by the same family for over three decades, the home is presented in excellent condition throughout and offers spacious, well-balanced accommodation across two floors. Particular highlights include an elegant formal dining room and adjoining living room, both enjoying delightful views across the picturesque gardens, creating superb spaces for both entertaining and everyday family life. A charming sitting room, centred around a wood-burning stove, adds further warmth and comfort, while the traditional fitted kitchen with feature AGA cooker enhances the home's classic appeal. To the first floor, four generous bedrooms provide excellent family accommodation, including a well-appointed en-suite to the master bedroom, alongside a modern family shower room. Throughout, the property reflects care, quality and timeless appeal, while still offering exciting scope for a new owner to further personalise and enhance to their own tastes. Combining privacy, space and a highly desirable setting, Larchwood represents a superb lifestyle purchase for the discerning family buyer. A viewing is essential to fully appreciate the setting, character and exceptional opportunity this impressive home has to offer.

Utilities, Services & Ratings:
Gas Central Heating and Double Glazing Throughout, with Secondary Glazing Units where stated.
EPC - D and Council Tax Band - F.

Peacefully positioned on the southern fringe of Carlisle, within the parish of St Cuthbert Without, Durdar is an ideal setting for those seeking a countryside feel without sacrificing everyday convenience. The village is well served locally with Stoneraise School close by, making it a popular choice for families, while a range of further schooling, shopping and services are easily accessed in Carlisle city centre and the surrounding residential districts. For leisure, Carlisle Racecourse sits nearby on Durdar Road, offering a fantastic calendar of events and adding to the lifestyle appeal of the area. Commuting is particularly straightforward, with quick access to M6 Junction 42 and onward connections across Cumbria and the wider region, complemented by improving local infrastructure through the Carlisle Southern Link Road. Public transport links are also strong for a semi-rural village, with bus services connecting Durdar into Carlisle and beyond, and Carlisle Station providing direct rail links on the West Coast Main Line for wider travel.

GROUND FLOOR:

VESTIBULE
Entrance door from the front, internal door to the hallway, and an under-stairs cupboard.

HALLWAY
Internal doors to the dining room, sitting room and kitchen, radiator, stairs to the first floor landing, and a double glazed window to the front aspect with an additional glazing unit.

DINING ROOM
Double glazed bay window to the side aspect, double glazed window to the front aspect with an additional glazing unit, radiator, and double-doors to the living room.

LIVING ROOM
Double glazed patio doors to the rear garden, two double glazed windows to the side aspect, two radiators, and a fireplace with open fire.

SITTING ROOM
Double glazed window to the rear aspect with an additional glazing unit, and an inset multi-fuel stove with marble surround and hearth.

KITCHEN
Traditional fitted kitchen comprising a range of base, wall, drawer and larder units with granite worksurfaces, granite upstands and tiled splashbacks above. Freestanding gas AGA with tiled splashback detailing above, freestanding electric cooker, extractor unit, space with plumbing for a dishwasher, inset one and a half bowl stainless steel sink with mixer tap and worksurface draining grooves, under-counter lighting, internal door to the porch, double glazed window to the front aspect with and additional glazing unit, and a double glazed window to the rear aspect with an additional glazing unit.

PORCH
Double glazed windows to the front and side aspects, external door to the driveway, internal door to the WC/cloakroom, radiator, part-tiled walls, and tiled flooring.

WC/CLOAKROOM
WC, pedestal wash basin, wall-mounted gas boiler, plumbing for a washing machine, electric towel rail, fully-tiled walls, tiled flooring, and an obscured double glazed window.

FIRST FLOOR:

LANDING
Stairs up from the ground floor hallway, internal doors to four bedrooms, family shower room and WC, two loft-access points, built-in cupboard with double doors, and three double glazed windows to the front aspect all with additional glazing units. We have been advised one loft includes a pull-down ladder and lighting, and the second loft includes lighting only.

MASTER BEDROOM & EN-SUITE
Master Bedroom:
Double glazed window to the rear aspect, double glazed window to the side aspect, radiator, recessed spotlights, fitted wardrobe with triple mirrored sliding doors, and an internal door to the en-suite.
En-Suite:
Four piece suite comprising a WC, pedestal wash basin, bidet, and a shower enclosure with mains shower unit. Fully-tiled walls, tiled flooring, electric towel rail, radiator, recessed spotlights, extractor fan, and a double glazed window to the side aspect.

BEDROOM TWO
Double glazed window to the rear aspect with an additional glazing unit, radiator, and a fitted wardrobe with triple mirrored sliding doors.

BEDROOM THREE
Double glazed window to the rear aspect with an additional glazing unit, fitted over-bed unit, and a fitted wardrobe with triple sliding doors. The water-cylinder with additional electric immersion heater is located within this wardrobe.

BEDROOM FOUR
Double glazed window to the front aspect with an additional glazing unit, double glazed window to the side aspect with an additional glazing unit, radiator, and a fitted wardrobe with double doors.

FAMILY SHOWER ROOM
Modern three piece suite comprising a WC, vanity unit with inset wash basin, and a step-in shower enclosure with electric shower unit. Fully-boarded walls, tiled flooring, towel radiator, LED mirror, recessed spotlights, extractor fan, and a double glazed window to the front aspect with an additional glazing unit.

WC
WC and a double glazed window to the front aspect with an additional glazing unit.

EXTERNAL:
Front Garden & Driveway:
To the front of the property is an extensive block-paved driveway with two double-gated entrances from Newbiggin Road. An area of parking is available to the side of the property, with access into the detached single garage, and a gate leading to a further gravelled parking area with access into the detached double garage. The front garden is predominantly lawned and including a selection of mature trees, borders and seasonal bulbs.
Rear & Side Gardens:
To the rear of the property is a well-established and neatly maintained garden, which includes a wide selection of mature trees, fruit trees, shrubs and planting. Accessible from the living room patio doors, a raised patio area with outlook down the garden, with an additional gravelled entertaining area beside. To the side of the property is a substantial lawned garden with feature pond, including mature hedging, box hedging, trees, shrubs and planting around. A large area of woodland is situated to the bottom of the plot.

DETACHED SINGLE GARAGE
26'9" x 10'8" (8.15m x 3.25m)
Manual up-and-over garage door, pedestrian access door, two double glazed windows, power and lighting. To the rear of this garage is an attached store measuring 7'4" x 5'4" with pedestrian access door, power and lighting.

DETACHED DOUBLE GARAGE
18'2" x 17'11" (5.54m x 5.46m)
Two manual up-and-over garage doors (both 8'4" x 8'3"), two double glazed windows, power and lighting.

OUTBUILDINGS & KENNELS
Outbuilding with integral Workshop: (15'3" x 14'0" plus 13'7" x 7'9")
Pedestrian access door into the outbuilding, with single glazed window, power and lighting. Integral workshop which includes power, lighting, wall-mounted fan heater, and a single glazed window.
Kennels/Store:
Three individual kennels which each benefit chain-link fencing and concrete floors, with an attached store area (17'1" x 8'8"), which includes a pedestrian access door, power, lighting, and a single glazed window.

GREENHOUSES
1 x 6'x8' detached greenhouse and 1 x 6'x12' lean-to greenhouse with power socket and cold water tap internally.

WHAT3WORDS:
For the location of this property, please visit the What3Words App and enter - branch.horns.trendy

AML DISCLOSURE:
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £40 (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:
The property is serviced by a 'Harlequin HydroClear POP6 GRP' system, installed in October 2024.

Floorplan


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HERE TO GET you THERE
Living Room
13'3" x 21'7"
4.06 x 6.59 m
WC / Cloakroom
6'1" x 4'5"
1.87 x 1.35 m
Kitchen
12'5" x 15'4"
3.80 x 4.68 m
Sitting Room
10'10" x 12'1"
3.32 x 3.69 m
Dining Room
11'10" x 15'3"
3.61 x 4.65 m
Porch
6'0" x 9'3"
1.85 x 2.83 m
Hallway
13'9" x 4'11"
4.21 x 1.52 m
Vestibule
4'10" x 2'10"
1.49 x 0.87 m
Ground Floor
Master Bedroom
13'5" x 13'2"
4.10 x 4.02 m
En-Suite
8'11" x 5'11"
2.72 x 1.82 m
Bedroom Three
10'5" x 8'11"
3.18 x 2.72 m
Bedroom Two
10'10" x 12'1"
3.31 x 3.70 m
Bedroom Four
8'5" x 15'4"
2.57 x 4.69 m
Family Shower Room
6'2" x 6'0"
1.89 x 1.84 m
Landing
24'1" x 7'8"
7.35 x 2.35 m
WC
2'7" x 4'7"
0.79 x 1.40 m
N
E
W
S
Floor 1
Approximate total area(1)
1898 ft²
176.3 m²
(1) Excluding balconies and terraces
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
GIRAFFE360

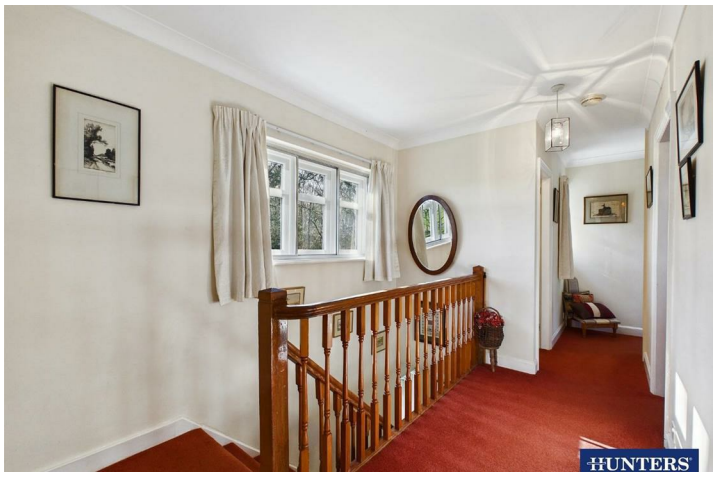

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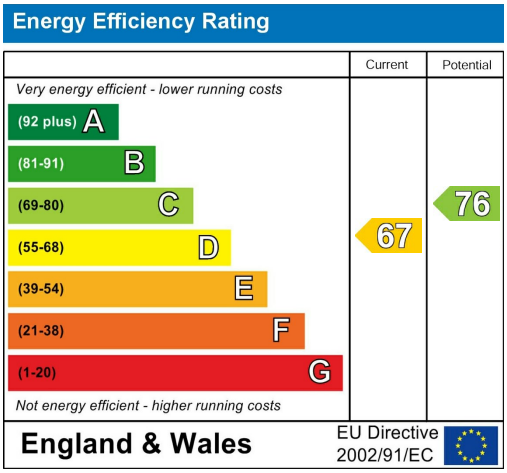


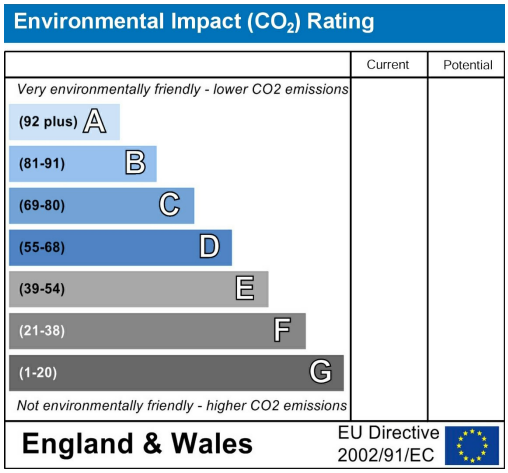






Energy Efficiency Graph





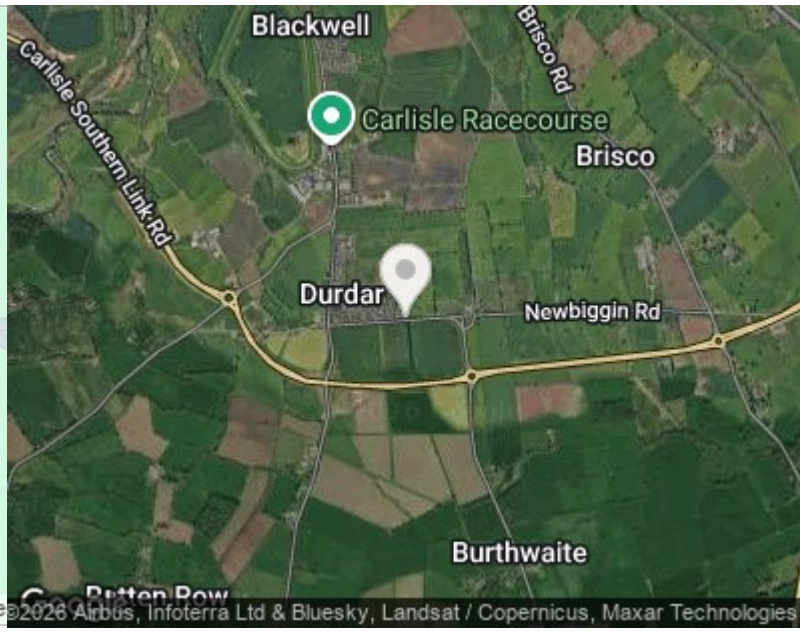
Viewing

Please contact our Hunters Carlisle 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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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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