



Alby Terrace

Cumwhinton, Carlisle, CA4 0AU

Guide Price £199,950



- Picturesque Rural Setting with Views towards the Lake District and Pennines
- Semi-Detached Home with Generous Gardens and Outdoor Space
- Fitted Kitchen and Modern Family Bathroom
- Mature Rear Garden with Lawn, Fruit Trees, Vegetable Beds and Chicken-Run
- Ideal for Families, First-Time Buyers and Downsizers
- Conveniently Positioned for Cumwhinton, Cotehill and Carlisle
- Bright Bay-Fronted Living Room
- Three Well-Proportioned Bedrooms
- Gated Off-Road Parking and Detached Garage
- EPC - C

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Enjoying a picturesque rural setting with attractive views towards the Lake District and Pennines, this charming three-bedroom semi-detached home offers a wonderful balance of countryside appeal and everyday convenience, being well placed for Cumwhinton, Cotehill and Carlisle. The accommodation is bright, welcoming and well arranged, featuring a bay-fronted living room which provides a lovely space to relax, alongside a fitted kitchen, modern family bathroom and three well-proportioned bedrooms. Externally, the home continues to impress, with generous gardens, gated off-road parking and a detached garage providing excellent practicality.

The superb mature rear garden is a particular highlight, offering lawned areas, fruit trees, planted borders, vegetable beds and a chicken-run, creating an attractive and versatile outdoor space ideal for families, keen gardeners or those simply looking to enjoy a more rural lifestyle. Combining space, setting and lifestyle appeal, this is an excellent opportunity for families, first-time buyers and downsizers seeking a comfortable home in a peaceful yet accessible location.

Utilities, Services & Ratings:

Gas Central Heating and Double Glazing Throughout.

EPC - C and Council Tax Band - B.

Cumwhinton is a highly regarded village situated just to the south-east of Carlisle, offering an appealing balance of countryside living and excellent accessibility. The village enjoys a peaceful rural setting while remaining only around five minutes from the Border City of Carlisle and within easy reach of the M6 motorway at Junction 42, making it well placed for commuters and those requiring convenient regional links. Within Cumwhinton itself there is a well-regarded primary school, a popular village pub and access to lovely surrounding countryside walks, creating a strong village feel and an attractive setting for families and those looking for a quieter pace of life. For wider day-to-day amenities, Carlisle provides an excellent range of shops, supermarkets, schools, leisure facilities, restaurants and transport connections, with supermarkets including Aldi, ASDA, Tesco and Lidl all reachable within approximately ten minutes by car. The location is also ideally placed for enjoying the wider region, with the Lake District National Park accessible in around 45 minutes, the North East of England within approximately one hour, and Southern Scotland reachable in around 20 minutes, making Cumwhinton a superb base for those seeking village living without compromising on convenience.

GROUND FLOOR:

PORCH

Entrance door from the front, internal door to the hallway, double glazed windows to the front aspect, and tiled flooring.

HALLWAY

Internal door to the living room, radiator, and stairs to the first floor landing.

LIVING ROOM

Double glazed bay window to the front aspect, radiator, recessed alcove storage, under-stairs cupboard, and an internal door to the kitchen. The under-stairs cupboard includes an obscured double glazed window internally.

KITCHEN

Fitted kitchen comprising a range of base, wall and drawer units with matching worksurfaces and splashbacks above. Integrated electric oven, electric hob, extractor unit, space with plumbing for a washing machine, space with plumbing for a dishwasher, space for a tumble dryer, space for an American-style fridge freezer, wall-mounted gas boiler, one and a half bowl stainless steel sink with mixer tap, radiator, double glazed window to the rear aspect, double glazed window to the side aspect, and an internal door to the rear hall.

REAR HALL

External door to the rear garden, internal door to the bathroom, and tiled flooring.

BATHROOM

Three piece suite comprising a WC, pedestal wash basin, and a bath with mains shower over. Part-boarded walls, recessed lighting, extractor fan, radiator, loft-access point, and an obscured double glazed window.

FIRST FLOOR:

LANDING

Stairs up from the ground floor hallway, internal doors to three bedrooms, and an obscured double glazed window.

BEDROOM ONE

Double glazed window to the front aspect, radiator, fitted wardrobes, decorative fireplace, and a walk-in over-stairs cupboard. The over-stairs cupboard includes a double glazed window internally.

BEDROOM TWO

Double glazed window to the rear aspect, and a radiator.

BEDROOM THREE

Double glazed window to the rear aspect, radiator, and a

loft-access point. We have been advised the loft includes part-boarded for storage.

EXTERNAL:

Front Garden & Driveway:

To the front of the property is a double-gated driveway, which extends down the side of the property towards the rear garden and garage. The front garden is laid to lawn and includes mature bushes, trees and hedging.

Rear Garden:

To the rear of the property is a large mature garden. Directly behind the property, with access from the rear hall, is a hardstanding area providing access into the garage. Further down the garden is a lawned area with mature trees, fruit trees, shrubs and borders, along with raised vegetable beds and a chicken run to the bottom of the garden. Additionally, the rear garden includes an external cold-water tap.

GARAGE

Detached garage including double barn-style doors.

WHAT3WORDS:

For the location of this property, please visit the What3Words App and enter - tiredness.tabs.surreal

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:

The property is serviced by a shared sewage treatment plant.

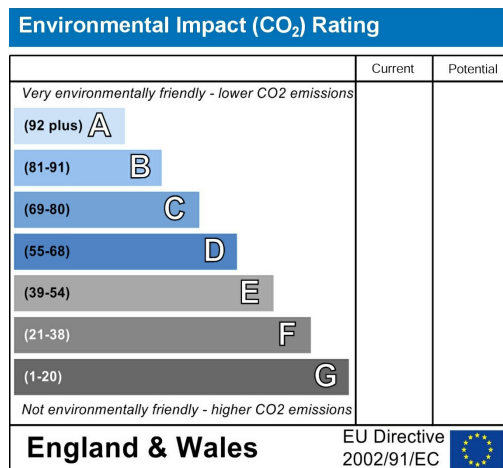
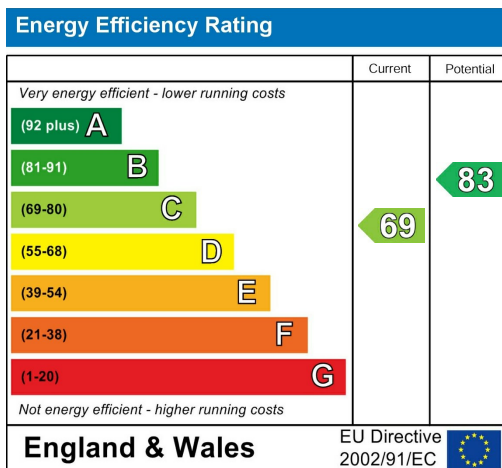
Floorplan







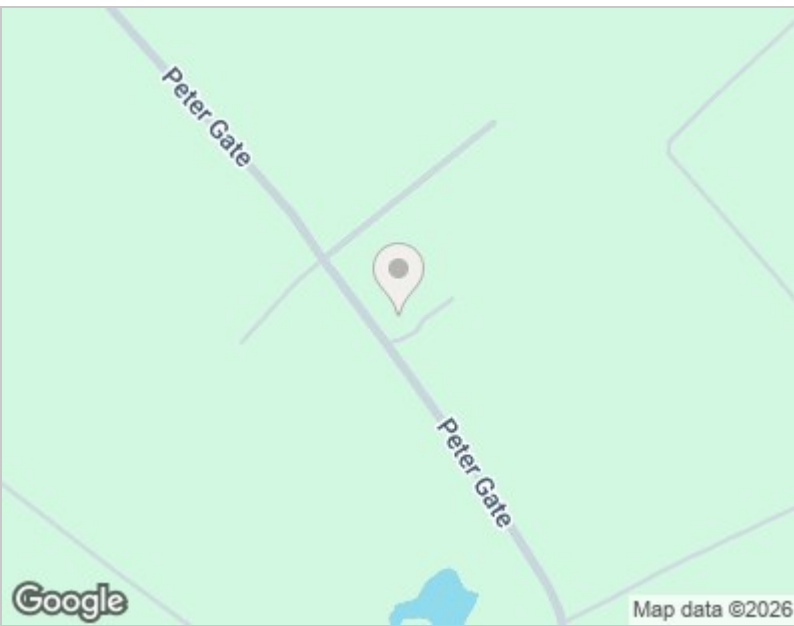
Energy Efficiency Graph



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





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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