



Blaven

Burgh-By-Sands, Carlisle, CA5 6BT

Guide Price £320,000



- No Onward Chain
- Sought After Village of Burgh-By-Sands
- Multiple Reception Rooms
- Family Bathroom & Two Shower Rooms
- Off-Street Parking & Detached Garage with Store

- Extended Detached Family Home
- Huge Potential to Personalise & Make Your Own
- Three/Four Bedrooms
- Mature Gardens with Large Greenhouse & Two Stores
- EPC - D

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An excellent opportunity to acquire this extended and lovingly maintained three/four-bedroom detached family home, peacefully positioned on a private road, within a quiet area of the highly sought-after village of Burgh-By-Sands. Offering a wealth of versatile living space, the property is ideal for families of all sizes, including those seeking multi-generational accommodation. The light-filled living room, spacious kitchen, and separate dining room provide ample room for everyday living and entertaining alike. A further ground-floor room offers superb flexibility and can serve as an additional reception room, office, or fourth bedroom. Upstairs, you'll find three well-proportioned bedrooms, a family bathroom, and a separate shower room, complemented by the added convenience of a ground-floor shower room. Outside, the beautifully established gardens have been thoughtfully landscaped to offer a delightful setting for outdoor enjoyment. A detached garage and block-paved driveway provide generous parking, completing this fantastic family home. Contact Hunters today to arrange your viewing.

The accommodation, which has gas central heating and double glazing throughout, briefly comprises an entrance hall, living room, kitchen, dining room, reception/bedroom, shower room and WC/cloakroom to the ground floor with a landing, three bedrooms and bathroom to the first floor. Externally there is off-street parking, detached garage with store and gardens to the front and rear. EPC - D and Council Tax Band - D.

Burgh-by-Sands is a beautiful village laying peacefully within the Solway Coast AONB, to the North-West of Cumbria. A village with many attractions and steeped with history, including the world famous Hadrian's wall passing through the village and a Bronze statue of King Edward on the village green. Within the village is St Michaels Church, built within the roman fort on Hadrian's wall in the late 12th century. Further amenities in the village include the Greyhound Inn and Burgh by Sands School. A wider selection of amenities including supermarkets, garages and secondary schools can be located within the border city of Carlisle, a 15 minute drive East. For those who love the great outdoors, the Lake District National Park is accessible within an hour, providing endless hours of beautiful walks, picturesque scenery and all the exceptional recreational activities that Lakeland has to offer. For those requiring rail connections, Carlisle Citadel Station is on the West Coast Mainline, providing fast and frequent services South to London in around 3hours 23minutes and North to Edinburgh in 1hour 16minutes.

Tel: 01228 584249

GROUND FLOOR:

ENTRANCE HALL

Entrance door from the front, internal doors to the hallway and shower room, tiled flooring and a double glazed window to the side aspect.

HALLWAY

Internal doors to the living room, kitchen and WC/cloakroom, radiator and stairs to the first floor landing with an under-stairs cupboard.

LIVING ROOM

Double glazed window to the front aspect, radiator and an electric fire.

KITCHEN

Fitted kitchen comprising a range of base and wall units with worksurfaces and tiled splashbacks above. Freestanding electric/gas cooker, extractor unit, integrated under-counter fridge, integrated under-counter freezer, one and a half bowl ceramic sink with mixer tap, space and plumbing for a washing machine, recessed spotlights, radiator, internal door to the dining room, external door to the rear garden and a double glazed window to the rear aspect.

DINING ROOM

Double glazed window to the rear aspect, high-level double glazed window to the side aspect, radiator and an internal door to the reception/bedroom.

RECEPTION/BEDROOM

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

SHOWER ROOM

Three piece suite comprising a WC, pedestal wash basin and a walk-in shower with digital electric shower unit. Part-tiled walls, tiled flooring, recessed spotlights, extractor fan and a wall-mounted electric fan heater.

WC/CLOAKROOM

Two piece suite comprising a WC and wall-mounted wash hand basin. Part-tiled walls, electric radiator, recessed spotlights and an obscured double glazed window.

FIRST FLOOR:

LANDING

Stairs up from the ground floor hallway, internal doors to three bedrooms, bathroom and shower room, loft-access point and a built-in cupboard housing the wall-mounted gas boiler.

BEDROOM ONE

Double glazed window to the side aspect, radiator, fitted wardrobes and a built-in cupboard with double doors.

BEDROOM TWO

Double glazed window to the front aspect, radiator and a built-in cupboard with double doors.

BEDROOM THREE

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

BATHROOM

Four piece suite comprising a WC, pedestal wash basin, bath with mains shower over and a bidet. Part-tiled walls, recessed spotlights, radiator, obscured double glazed windows and extensive built-in cupboards.

SHOWER ROOM

Two piece suite comprising a wash hand basin and corner shower enclosure with electric shower unit. Part-tiled/part-boarded walls, recessed spotlights, radiator and an obscured double glazed window.

EXTERNAL:

Front Garden:

To the front of the property is a lawned garden with mature borders of trees and shrubs. Additionally, a generous paved area is located in front of the entrance door, suitable for parking one vehicle, with a pathway extending around the property towards the rear garden.

Rear Garden & Driveway:

To the rear of the property is a gated and block-paved driveway which extends towards the detached garage, a lawned garden including mature trees and shrub borders, a gravelled/paved garden area, greenhouse, timber garden shed and metal store. An external cold water tap is located to the rear elevation.

GARAGE & STORE

Garage:

Manual up and over garage door, power and lighting.

Store:

A secure store, currently housing a tumble drier, with power internally.

WHAT3WORDS

For the location of this property, please visit the What3Words App and enter - innovator.tabloid.duck

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.

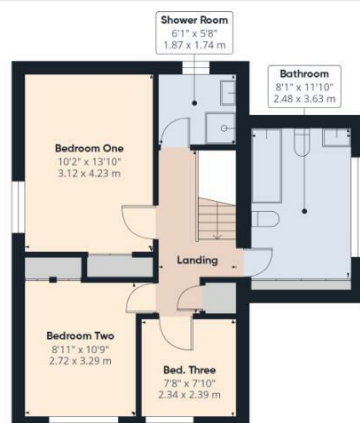
PLEASE NOTE

The property title is currently unregistered.

Floorplan



Ground Floor Building 1



Floor 1 Building 1

HUNTERS
HERE TO GET *you* THERE

Approximate total area⁽ⁿ⁾

1305 ft²

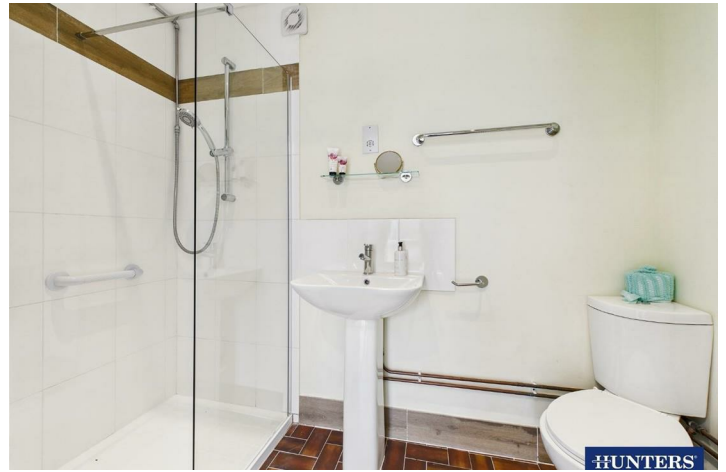
121.2 m²

(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.

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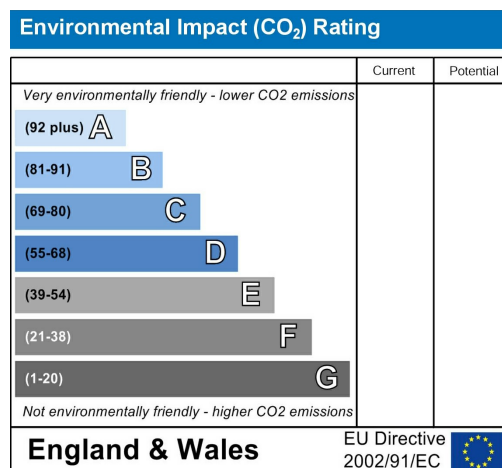
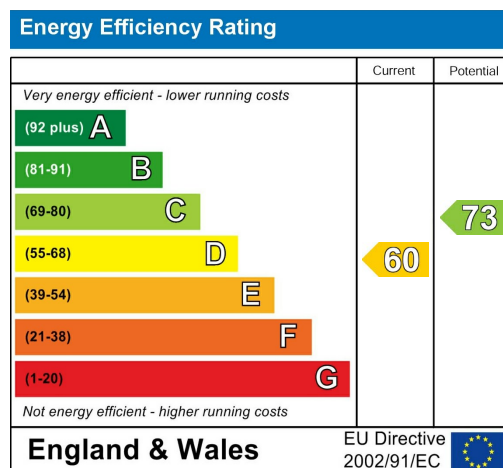






HUNTERS

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.

Tel: 01228 584249

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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