



Arthurs Place

Castle Carrock, Carlisle, CA8 9BF

Guide Price £389,000



- Recently Constructed Semi-Detached Family Home
- Gorgeous Kitchen Diner with Bi-Folding Doors
- Four Bedrooms, Two with En-Suite Shower Rooms
- Garage & Off-Road Parking
- Peaceful Semi-Rural Village Location
- Modern & Impeccably Presented Throughout
- Spacious Living Room with Log-Burning Stove
- Luxurious Four-Piece Family Bathroom
- Beautiful Rear Garden with Open Field & Fell Views
- EPC - B

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This exquisite four bedroom three bathroom semi-detached family home is offered to the market in an impeccable condition throughout and boasts a luxurious and high-specification interior from the moment you step through the front door. Nestled perfectly within a beautiful semi-rural setting, with wonderful field and distant fell views to the rear, the home is a true representation of modern and versatile family living. A viewing is imperative to appreciate the high-specification, space and aspect of this recently constructed home.

The accommodation, which has a stone-finished exterior and under-floor heating to the ground and first floor, briefly comprises of a hallway, living room, open plan dining kitchen and utility room to the ground floor. Up on the first floor is a landing, three bedrooms one with en-suite and family bathroom whilst on the second floor a further landing and bedroom with en-suite. Externally the property boasts a garage, off road parking and gardens to the front and rear. Air-source heat pump and triple glazing throughout. EPC - B and Council Tax Band - D.

Located within the picturesque village of Castle Carrock on the edge of the North Pennines AONB, Arthurs Place is nestled within a semi-rural setting yet within easy reach of a wealth of amenities and transport links. The wonderful Duke of Cumberland public house is an excellent hub for the community, with the addition of an excellent Primary School for the little ones. Heading out of the village is easy, with regular bus routes that connect through to the neighbouring towns of Brampton and Corby Hill/Warwick Bridge, all which boast an excellent array of conveniences including local shops, garages, butchers and doctors surgeries. Endless hours of beautiful walks and landscapes are available on the doorstep including the Castle Carrock Reservoir walk, perfect for a morning stroll.

HALLWAY

Entrance door from the front with obscured triple glazed side-window, internal doors to the living room, open plan dining kitchen and WC/cloakroom. Stairs to the first floor with glass balustrades and under-stairs storage cupboard, recessed spotlights and underfloor heating with individual room thermostat.

LIVING ROOM

Triple glazed window to the front aspect, recessed spotlights, inset wood-burning stove and underfloor heating with individual room thermostat.

OPEN PLAN DINING KITCHEN

A show-stopping open plan dining kitchen complete with central island and breakfast bar dining area. The fitted kitchen, which comprises a range of handleless base, wall, drawer and tall units finished with matching worksurfaces and upstands plus a mirrored-splashback over. Integrated appliances including eye-level double oven, four-ring induction hob with downdraft extractor, fridge freezer and dishwasher. Inset one bowl sink with instant boiling water mixer tap, recessed spotlights, motorised blinds, underfloor heating with individual room thermostat, triple glazed bi-folding doors to the rear garden, roof window skylight and part-glazed internal door to the utility room.

UTILITY ROOM

Fitted base, wall and tall units with matching worksurfaces and upstands above. Space and plumbing for both washing machine and tumble drier, one bowl stainless steel sink with mixer tap, recessed spotlights, extractor fan and external door to the side elevation.

WC/CLOAKROOM

Two piece suite comprising WC and wash hand basin. Recessed spotlights and underfloor heating.

FIRST FLOOR LANDING

Stairs up from the ground floor hallway with further staircase to the second floor landing. Internal doors to three bedrooms, family bathroom and cupboard. Recessed spotlights and underfloor heating with individual room thermostat.

BEDROOM TWO

Double bedroom complete with triple glazed window to the front aspect, internal door to the en-suite shower room, recessed spotlights and underfloor heating with individual room thermostat.

BEDROOM TWO EN-SUITE

Modern all-black three piece suite comprising wall-mounted WC, vanity wash hand basin and double shower enclosure benefitting a mains shower with rainfall shower head. Fully boarded walls, recessed spotlights, heated towel radiator, extractor fan, obscured triple glazed window and underfloor heating with individual room thermostat.

BEDROOM THREE

Double bedroom complete with triple glazed window to the rear aspect, recessed spotlights and underfloor heating with individual room thermostat.

BEDROOM FOUR

Large single or small double bedroom complete with triple glazed window to the rear aspect, recessed spotlights and underfloor heating with individual room thermostat.

FAMILY BATHROOM

Four-piece family bathroom comprising wall-mounted WC, vanity wash hand basin, bath and double shower enclosure benefitting mains shower with rainfall shower head. Part-boarded walls, heated chrome towel radiator, recessed spotlights, extractor fan obscured triple glazed window and underfloor heating with individual room thermostat.

SECOND FLOOR LANDING

Stairs up from the first floor landing with internal doors to bedroom one and walk-in storage cupboard with lighting internally. Recessed spotlights.

BEDROOM ONE

Double bedroom complete with three triple glazed Velux windows, two radiators, recessed spotlights and internal door to the en-suite shower room.

BEDROOM ONE EN-SUITE

Three piece suite comprising wall-mounted WC, vanity wash hand basin and double shower enclosure benefitting a mains shower with rainfall shower head. Part-boarded walls, recessed spotlights, heated chrome towel radiator, extractor fan and triple glazed Velux window.

GARAGE

Complete with an electric up and over door to the front elevation and an additional pedestrian access door to the rear garden. Internally the garage benefits power, lighting and fitted units along with being well proportioned allowing accommodation of a family-sized vehicle. Partial boarding to the rafters allowing for additional storage.

EXTERNAL

A beautifully landscaped rear garden comprising a large paved seating area perfect for alfresco dining with a pathway and further paved seating area toward the bottom of the garden. Lawned throughout with wooden fencing to the side boundaries and wire fencing to the bottom boundary with the additional benefit of an external double-socket and cold water tap to the rear. To the front of the property is a lawned front garden with block-paved driveway to the side elevation providing off road parking for two vehicles. A secure side access gate with pathway provides access to the rear garden.

WHAT3WORDS

For the location of this property please visit the What3Words App and enter - users.freshen.ignoring

PLEASE NOTE

The property title is currently unregistered. The Vendors advise a management company for the development is yet to be incorporated and are currently paying £15.00 per month toward a communal window cleaner and £30.00 per month toward a communal gardener.

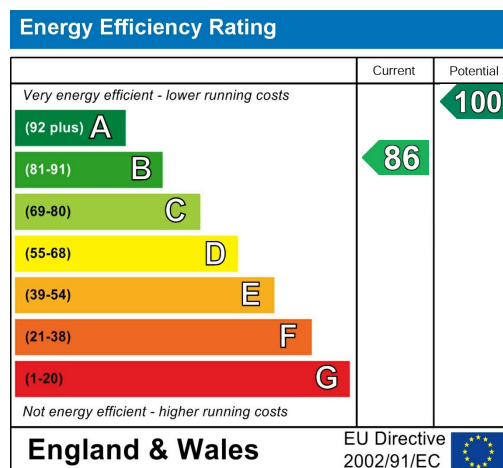
Floorplan







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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