



Eden Brows , Carlisle, CA4 9SY

Offers over £190,000



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- Character Property
- Quaint setting
- Open plan living, kitchen, dining
- Short drive from Armathwaite
- Two Bedrooms
- Lovely views over the Eden Valley
- Wood burning stove

Tucked within a peaceful courtyard development in the hamlet of Eden Brows, just two miles north of Armathwaite, this beautifully renovated sandstone cottage is filled with character.

Whether you're a young professional couple looking for a stylish home or searching for an idyllic weekend escape, this property delivers on every front.

Set amid open, rolling countryside, the cottage has been finished to a high standard throughout and benefits from double glazing and gas central heating.



Ground Floor

The heart of the home is a generous open-plan living and kitchen space full of character, with exposed upright beams and a striking full-height feature fireplace with wood burner. The well-appointed kitchen runs across three walls and is fitted with complementary ceramic tile work surfaces, a stainless steel sink with mixer taps, integrated fridge/freezer, electric oven, halogen hob with extractor, and a washing machine. Natural light floods in through windows to the front and side, and a useful under-stairs cupboard provides handy storage.

First Floor

A spacious landing with beautiful beamed detailing and a countryside view sets the tone for the upper floor. Both bedrooms enjoy the same rural outlook and share the charm of beamed ceilings — The principal bedroom is a comfortable double and bedroom two is a comfortable single bedroom which is currently utilised as a home office. The modern bathroom is finished in a clean white suite, complete with a bath and shower, ceramic tiling, pedestal basin, and WC.

Lounge Diner	20'4" x 11'5" (6.22 x 3.50)
Kitchen	10'3" x 11'5" (3.14 x 3.49)
Principal Bedroom	11'4" x 11'2" (3.47 x 3.42)
Bedroom Two	7'4" x 11'0" (2.26 x 3.36)
Landing	11'4" x 8'4" (3.46 x 2.55)





Bathroom

6'7" x 5'7" (2.01 x 1.72)

Outside

The cottage benefits from a private garden area, patio and parking for two vehicles.

Services

Mains water, drainage and electricity are connected. LPG gas for heating.

Please Note

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Lakes Estates has the authority to make or give any representation or warranty in relation to the property. All mention of appliances / fixtures and fittings in these details have not been tested and therefore cannot be guaranteed to be in working order.

Anti-Money Laundering (AML) Checks;

When your offer is accepted, we're legally required to verify your identity. This is carried out by a third-party company at the following costs:

Buying in personal name: £40 (inc. VAT)

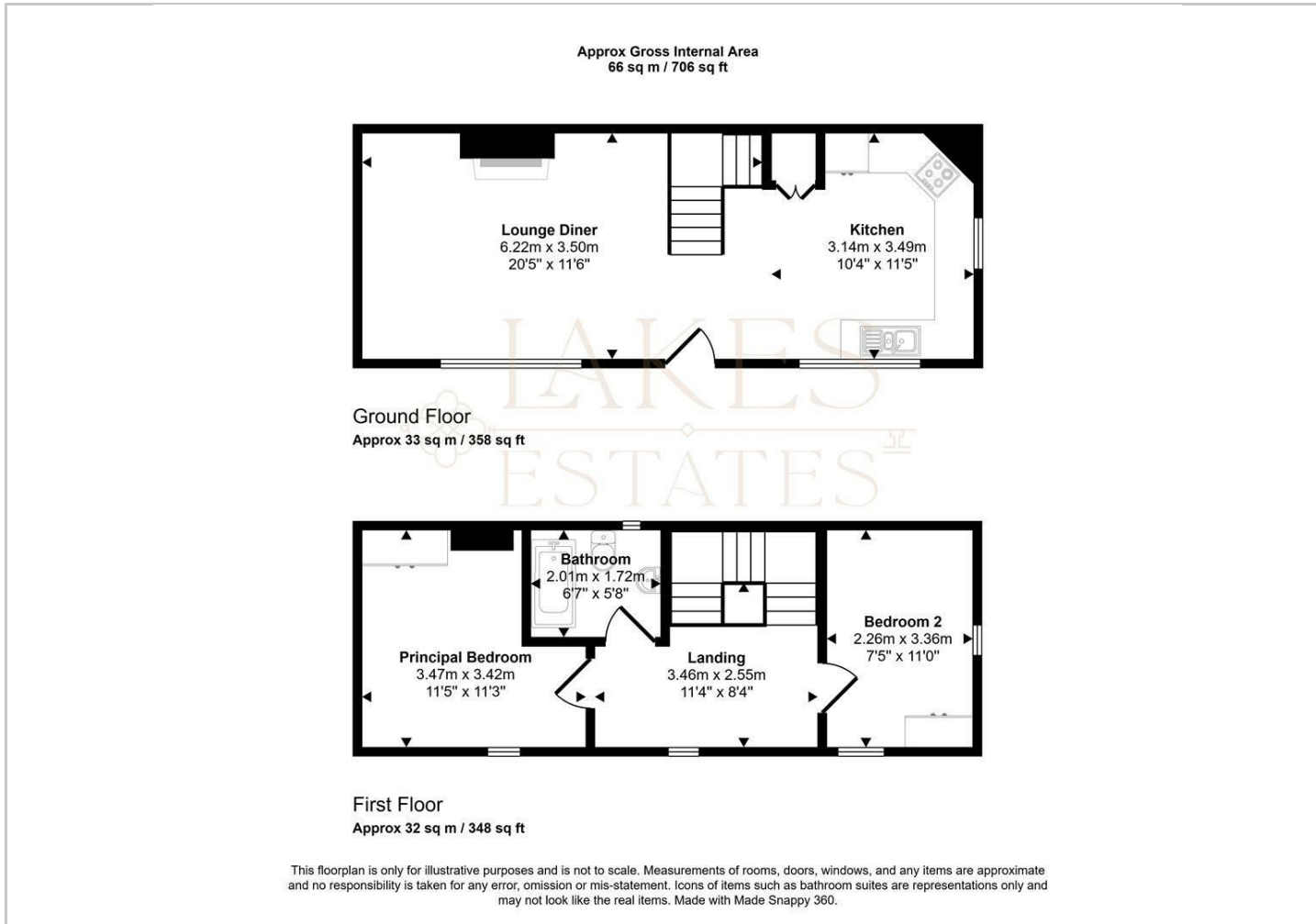
Company purchase: £120 (inc. VAT)

These fees are non-refundable, and the purchase cannot proceed until checks are complete.





Floor Plans



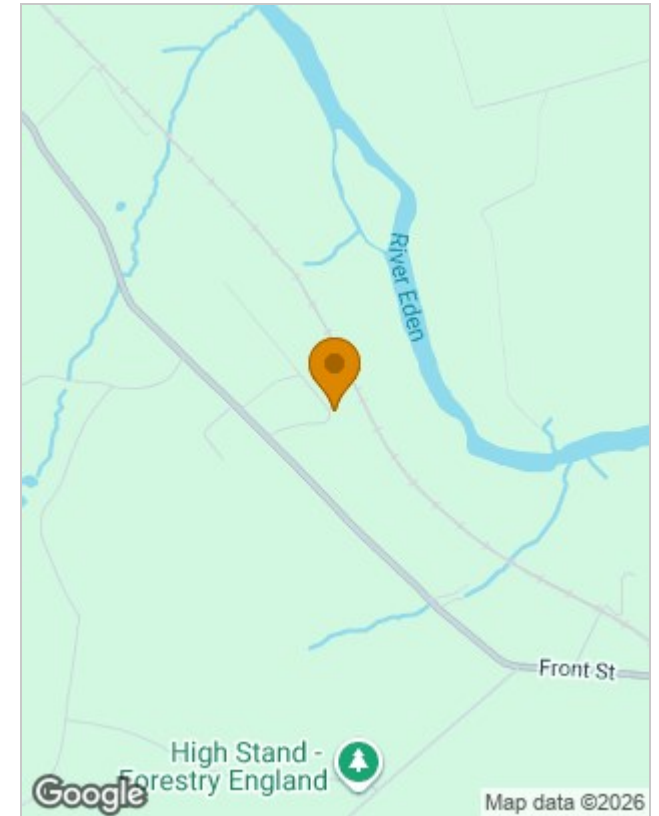
Viewing

Please contact our Lakes Estates Office on 01768 639300 if you wish to arrange a viewing appointment for this property or require further information.

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Location Map



Energy Performance Graph

