



Low Moorhouse Cottage , Carlisle, CA5 6EL

Offers over £400,000





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# Low Moorhouse Cottage

Carlisle, CA5 6EL

- Main House, Self Contained Flat & 1 Bed Annex
- Accommodation Spanning 5,649sq ft
- Income Potential or Ideal for Those Working From Home
- Plentiful Private Parking, Garage & Workshops
- Excellent Access to M6 & Western Bypass
- Much Sought After Village Location
- Ideal for Those Seeking Multi Generational Living
- Property Requires Renovation
- Just 5 Miles to Carlisle City Centre
- Viewing Is Essential

A rare and exciting opportunity to acquire a substantial and characterful six-bedroom family home, complete with a self-contained one-bedroom flat and a purpose-built one-bedroom annex—perfect for multi-generational living, guest accommodation, or generating additional income.

Extending to an impressive 5,649 sq ft in total, the property also features a garage, workshop, and an extended rear workshop, offering excellent potential for those seeking a work-from-home setup, business space, or creative studio.

Externally, the property benefits from ample off-road parking and a beautifully maintained front garden with a patio area, ideal for outdoor relaxation and entertaining.

Situated in the highly desirable village of Moorhouse, just five miles west of Carlisle city centre, the location combines a peaceful rural setting with excellent connectivity. The nearby Western Bypass provides convenient access to the M6 and surrounding areas.

While the property requires renovation and has only been partially renovated in places, it presents a fantastic opportunity to create a truly exceptional home tailored to individual needs, with significant scope for added value.



<b>Main House</b>	
<b>Dining Room</b>	24'10" x 11'8" (7.59 x 3.58)
<b>Kitchen</b>	8'2" x 7'3" (2.50 x 2.23)
<b>Utility Room</b>	8'0" x 7'11" (2.45 x 2.43)
<b>Lounge</b>	23'8" x 19'11" (7.23 x 6.08)
<b>Principal Bedroom</b>	23'1" x 14'5" (7.06 x 4.41)
<b>Mezzanine</b>	23'1" x 14'6" (7.06 x 4.42)
<b>En-Suite Bathroom</b>	9'9" x 7'1" (2.99 x 2.17)
<b>Bedroom Two</b>	20'0" x 9'8" (6.11 x 2.96)
<b>Bedroom Three</b>	11'11" x 10'8" (3.64 x 3.27)
<b>Bedroom Four</b>	11'11" x 11'8" (3.65 x 3.58)
<b>Bathroom</b>	11'8" x 11'3" (3.57 x 3.43)
<b>First Floor Reception Room</b>	22'9" x 17'0" (6.95 x 5.19)
<b>Attic Room</b>	23'3" x 18'6" (7.09 x 5.64)
<b>Bathroom</b>	5'11" x 5'9" (1.82 x 1.77)
<b>Bedroom Five</b>	14'0" x 7'7" (4.28 x 2.32)
<b>Bedroom Six</b>	14'4" x 7'5" (4.38 x 2.28)
<b>Self Contained Flat</b>	
<b>Lounge Diner</b>	12'4" x 9'10" (3.78 x 3.01)
<b>Kitchen</b>	12'0" x 9'10" (3.66 x 3.02)
<b>Bedroom</b>	9'10" x 6'9" (3.00 x 2.08)



## Directions

From Carlisle, Head West on Newtown Road, Moorhouse Road and approach the roundabout on the Western bypass. Take the third exit onto the B5307 to Moorhouse and continue for approximately 2 miles. Upon entering the village of Moorhouse, take the first Left signposted Gt Orton & Thursby. The property is on the right-hand side and can be identified by a Lakes Estates For Sale sign.

<b>Bathroom</b>	10'6" x 6'9" (3.22 x 2.07)
<b>The Annexe</b>	
<b>Lounge / Kitchen / Dining Room</b>	26'7" x 8'5" (8.12 x 2.58)
<b>Bedroom</b>	14'5" x 8'11" (4.40 x 2.74)
<b>Wet Room</b>	8'9" x 7'11" (2.67 x 2.42)
<b>Storage Room</b>	8'8" x 4'5" (2.65 x 1.35)
<b>Outbuildings</b>	
<b>Garage</b>	20'5" x 14'2" (6.24 x 4.32)
<b>Workshop</b>	25'10" x 15'6" (7.88 x 4.74)
<b>Storage Room</b>	30'6" x 8'11" (9.30 x 2.72)

### 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.

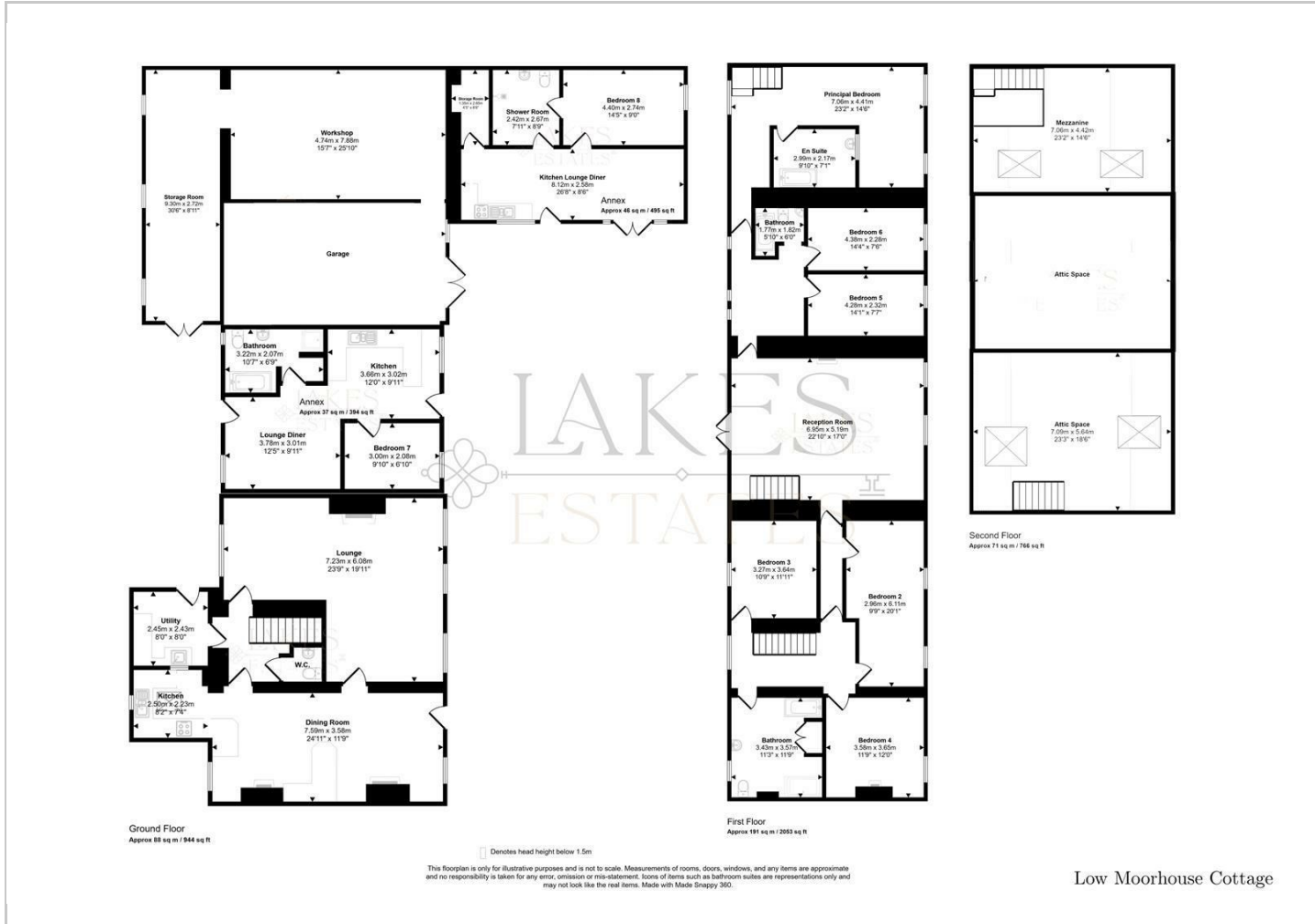
### Services

Mains electricity, water and drainage are connected. Oil tank supplies the AGA in the main house kitchen.

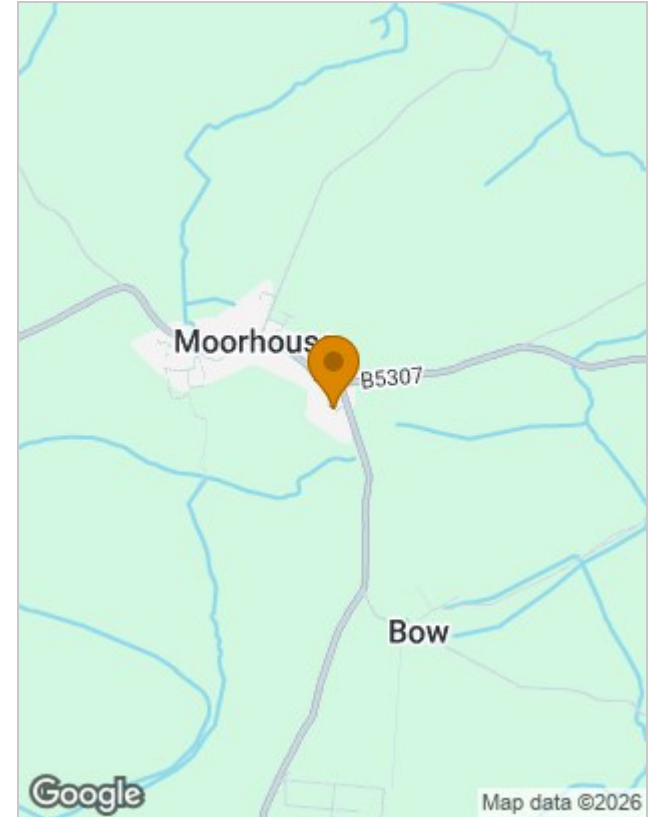




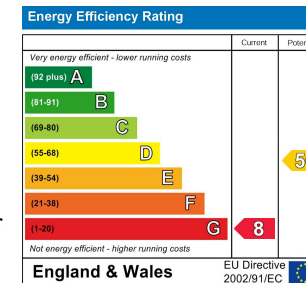
## Floor Plans



## Location Map



## Energy Performance Graph



## 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.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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