



## Orchard View Blackford, Carlisle, Cumbria, CA6 4EH

**Offers in the region of  
£250,000**

Vicinity Homes are delighted to offer to the market this deceptively spacious, immaculately presented and modernised four bedroom semi detached barn conversion. This semi rural home is situated within a courtyard development in the outskirts of the village of Blackford surrounded by fields and quiet lanes perfect for walking. Blackford sits approximately three miles North of Carlisle, four miles South of Longtown and has excellent access onto the A7 providing transport links to the A69, M6 & M74 Motorways and the Western City Bypass. The accommodation has been renovated by the current vendor and briefly comprises of an entrance hallway, dining lounge with multi fuel stove, modern breakfast kitchen and utility room, ground floor modern shower room and a double bedroom with french doors to the rear garden, all designed with accessibility issues in mind. To the first floor there are three bedrooms and a modern bathroom. The property also benefits from double glazing, oil central heating, block paving to the front, parking for approximately two vehicles and a spacious garden to rear. Viewing is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for a family!



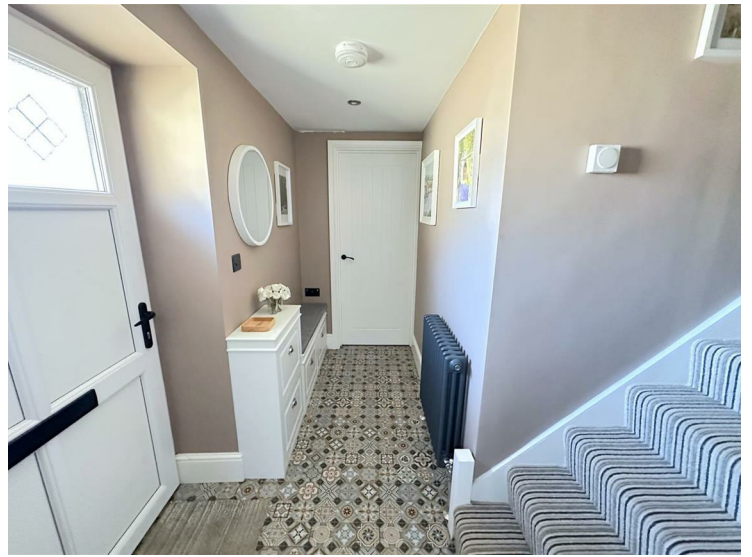
### Directions

From Carlisle proceed North on the A7 towards Longtown. Turn right signposted towards Kirklington. Take the second right. The courtyard is situated down a hedged lined driveway on the left hand side and can be identified by our "For Sale" sign. Turn into the courtyard and the property is on the left hand side.

### Entrance Hallway



Approached by a door to front, incorporating a radiator, tiled floor, inset ceiling lights and stairs to the first floor.



Dining Lounge 18'3" x 11'11" max x 9'8" min (5.575m x 3.635m max x 2.956m min)



Incorporating a stove, two double glazed windows to front, double glazed window to rear, two radiators and engineered oak flooring.

[www.vicinityhomes.co.uk](http://www.vicinityhomes.co.uk)

Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

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**Modern Breakfast Kitchen 16'8" x 7'7" (5.087m x 2.321m)**



Incorporating a range of modern fitted wall and base units with complementary work surface over, integrated oven and integrated hob with cooker hood over. Sink unit with mixer tap & hot tap, tiled splash areas, integrated dishwasher, breakfast bar and space for a fridge/freezer. Double glazed window to front, double glazed window to rear, radiator, LVT flooring and loft access.

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**Modern Utility Room 10'5" x 6'4" (3.186m x 1.950m)**



Incorporating a range of modern fitted wall and base units with complementary work surface over, plumbing for a washing machine, space for a tumble drier and sink unit with mixer tap. Double glazed window to rear, door to rear, LVT flooring, inset ceiling lights and extractor fan.





**Modern Shower Room 6'9" x 5'8" (2.062m x 1.732m)**



Incorporating a modern three piece suite comprising of a shower cubicle, wash hand basin set to vanity unit and WC. Tiled floor, tiled splash areas, inset ceiling lights, extractor fan and a radiator with a towel rail.



**Bedroom One 15'9" x 8'9" (4.823m x 2.675m)**



A double bedroom incorporating a double glazed window to front, double glazed french doors to rear and two radiators.



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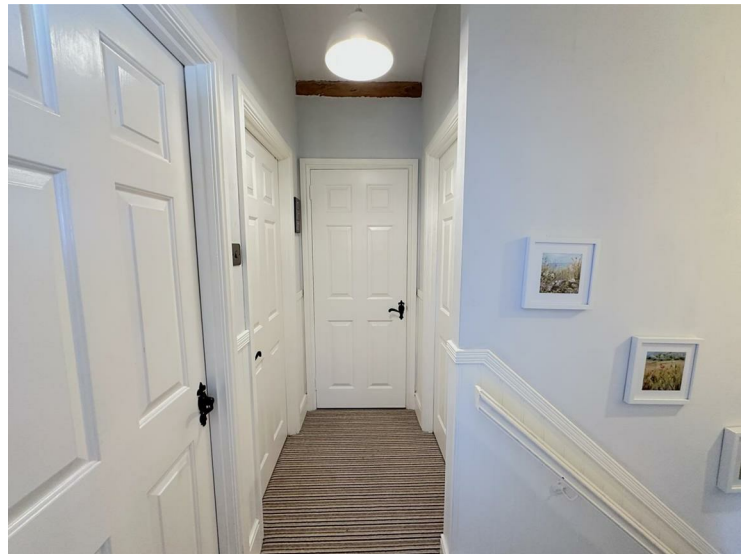
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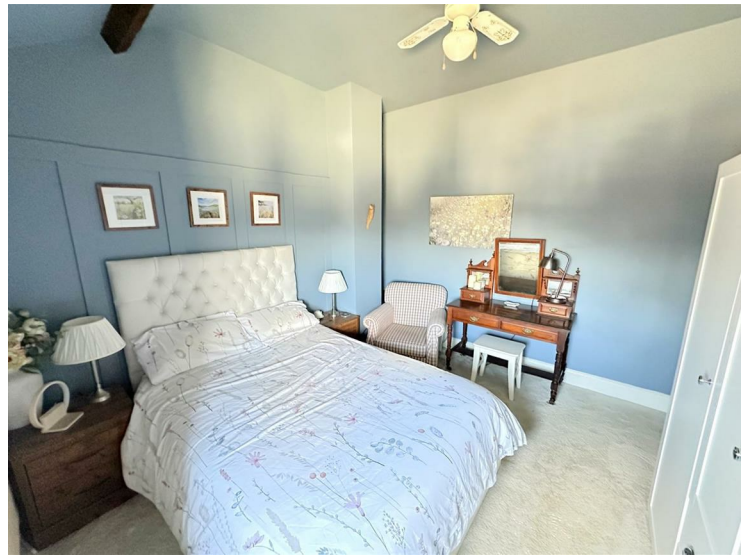
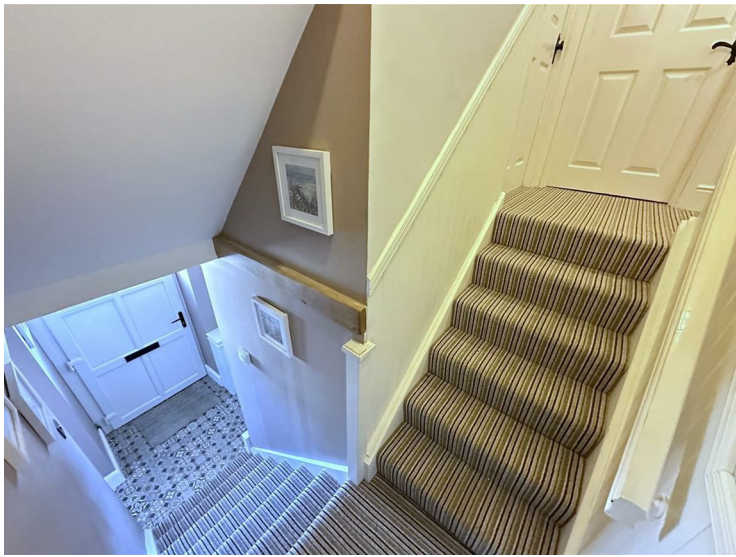
## First Floor Landing



Incorporating a built in storage cupboard and loft access.







**Bedroom Two 11'1" x 11'5" (3.403m x 3.483m)**



A double bedroom incorporating a double glazed window to front, radiator and feature beams.





**Bedroom Three 11'2" x 6'7" (3.405m x 2.013m)**



A double bedroom incorporating a double glazed window to rear, radiator and feature beams.





**Bedroom Four 9'8" max x 8'0" max (2.959m max x 2.441m max)**



Incorporating a double glazed window to front, modern radiator and feature beams.



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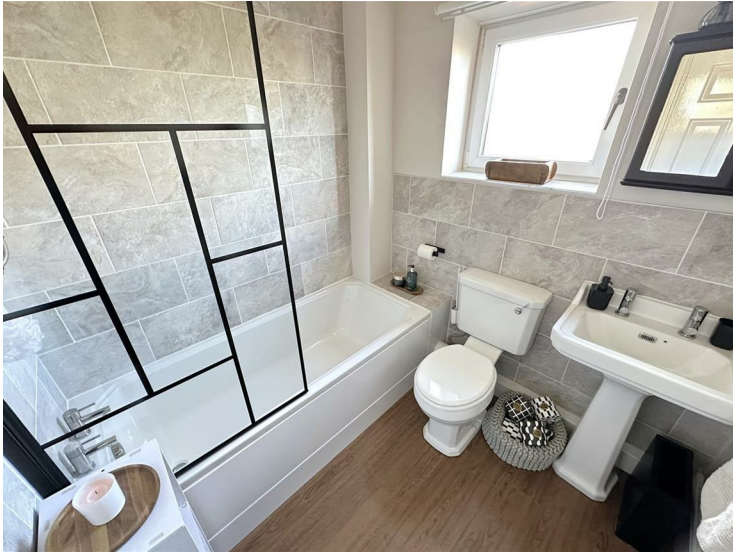
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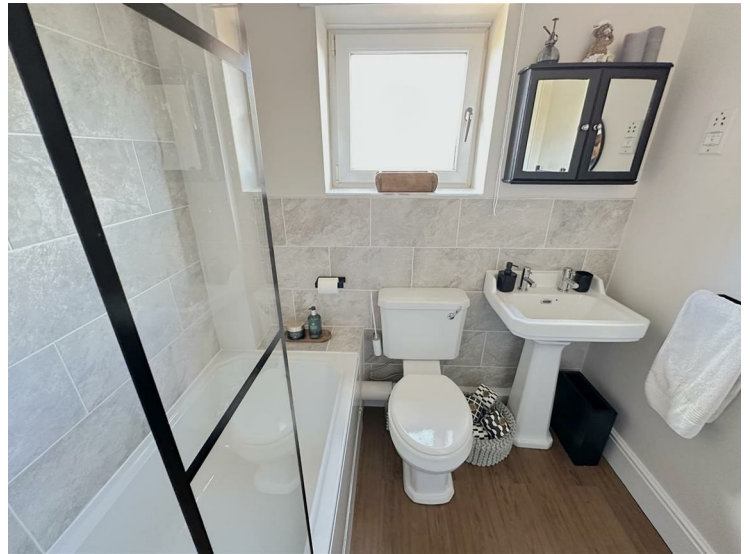
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**Bathroom 6'9" x 6'3" (2.062m x 1.913m)**



Incorporating a modern three piece suite comprising of a bath with shower over, pedestal wash hand basin and WC. Double glazed window to side, heated towel rail, vinyl flooring, tiled splash areas, laundry chute and feature beams.





## Outside



The property is approached by block paved on site parking for approximately two vehicles, outside tap and outside power point. There is additional parking available in the parking bay opposite the property which is for Orchard View and the adjoining property. To the rear of the property there is an enclosed garden with lawn area, flower and shrub beds, patio seating area, barked seating areas, outside tap, garden shed with lighting and power and gated access to the front.



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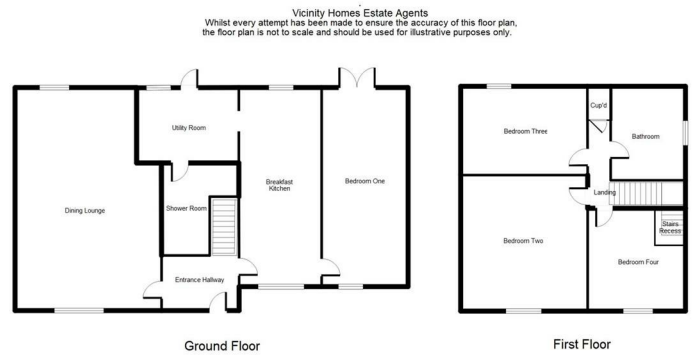
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## Floor Plan



Please note, the floor plan is not to scale and should be used for illustrative purposes only.

## EPC Band E

<https://find-energy-certificate.service.gov.uk/energy-certificate/0177-2802-7133-2800-6161>

## Tenure

The property is Freehold.

## Council Tax

The property is in Council Tax Band C.

## Viewings

Strictly through arranged appointments by Vicinity Homes. To arrange a viewing, please contact: T: 01228 599011 or E: [sales@vicinityhomes.co.uk](mailto:sales@vicinityhomes.co.uk).

## Referral Fees

We routinely refer potential purchasers to Mortgage Advisers - Fisher Financial Associates. It is your decision whether you choose to deal with Fisher Financial Associates. In making that decision, you should know that we will receive commission from the company worth approximately £50 depending on any business written.

Referral Fees - Vicinity Homes work with preferred conveyancers for a house sale or purchase. You are under no obligation to use their services. Should you choose to use them, Vicinity Homes Estate Agents will receive a referral fee of between £120.00 to £150.00 on completion of a sale or purchase.

## Misrepresentation Act 1967

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 should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All electrical appliances mentioned in these details have not been tested and therefore cannot be guaranteed to be in working order.

## Mailing List

To register your buying information and receive updates on all our available properties, please contact Vicinity Homes on 01228 599011 or via email to [sales@vicinityhomes.co.uk](mailto:sales@vicinityhomes.co.uk).



## Estate Agents Note

There is a sewage treatment plant shared with the adjoining property which is located in the field to the rear of the property. The oil tanks for Orchard View and the adjoining property are within this properties garden. The adjoining property has foot access across the rear garden and to the side of the property.

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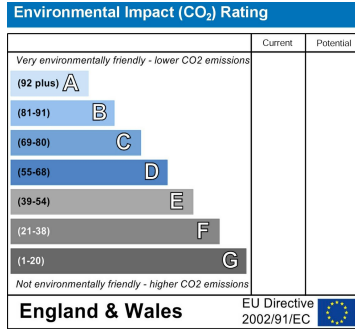
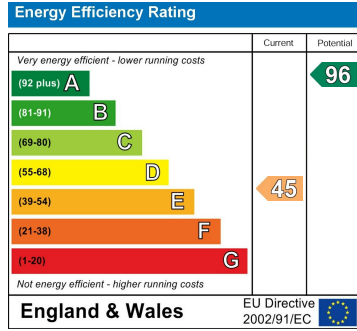
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### Free, No Obligation Valuation

We would be pleased to provide you with a free, no obligation valuation for your home. Please contact Vicinity Homes on 01228 599011 or via email to sales@vicinityhomes.co.uk to arrange an appointment.



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