



5 Carleton Farm Mews, Carleton, Carlisle, CA1 3EB

**Offers in the region of
£300,000**

Vicinity Homes are delighted to offer to the market this deceptively spacious, three bedroom, end link, Grade II listed barn conversion situated within a courtyard development to the South of Carlisle City Centre. The property is close to a range of local amenities, regular bus routes, popular Primary & Secondary Schools and has excellent access to the City Centre and the M6 Motorway. This family home has fantastic views over the fields and hills to the rear giving the conversion a country feel. The accommodation briefly comprises of an entrance hallway, lounge with stove, utility room and a spacious modern dining kitchen with views onto the garden. To the first floor there are three bedrooms and a bathroom. The property also benefits from double glazing, central heating, parking, garage with electric roller door and generous sized garden to the rear. Viewing of this fantastic home is absolutely essential to fully appreciate the accommodation on offer.

Directions

From Carlisle City Centre proceed South along London Road and onto Carleton Road. The property is situated in the courtyard on the right hand side and can be identified by our "For Sale" sign.

Entrance Hallway



Approached by a door to front, incorporating a radiator, under stairs storage cupboard and stairs to the first floor.



Dining Kitchen 18'6" x 10'9" (5.646m x 3.278m)



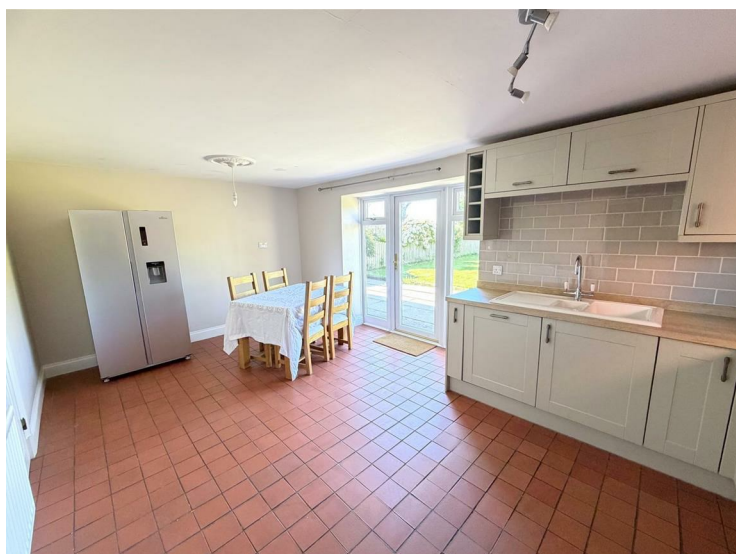
Incorporating a range of modern fitted wall and base units with complementary work surface over, integrated oven, integrated grill and integrated hob with cooker hood over. Tiled splash areas, 1.5 sink unit with mixer tap, integrated dishwasher and space for a fridge/freezer. Double glazed window to side, two double glazed windows to rear, door to rear, radiator and tiled floor.

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Utility Room 6'7" min x 6'6" (2.022m min x 1.994m)



Incorporating a work surface, plumbing for a washing machine, space for a tumble drier, tiled floor and door to side.

Lounge 18'10" x 11'0" max (5.759m x 3.375m max)



Incorporating a feature fireplace with a stove, radiator, double glazed window to front, door to rear and two double glazed windows to rear.



First Floor Landing



Incorporating loft access and two built in storage cupboards.



Bedroom One 15'3" x 10'3" (4.666m x 3.146m)



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



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Views From Bedroom One



Bedroom One has views over the rear garden, fields behind and the hills in the distance.

Bedroom Two 14'4" x 9'4" (4.372m x 2.854m)



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

Bedroom Three 8'8" x 7'0" (2.660m x 2.135m)



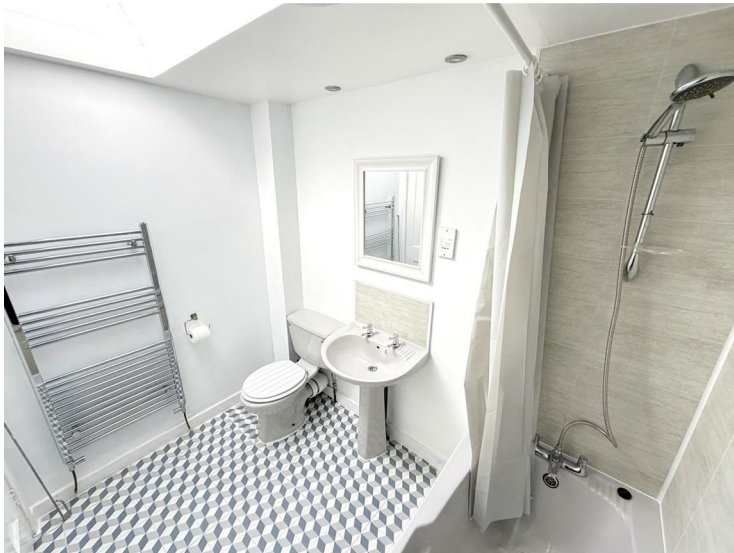
Incorporating a double glazed window to side and a radiator.



Bathroom 7'11" x 5'6" (2.417m x 1.688m)



Incorporating a three piece suite comprising of a bath with shower over, pedestal wash hand basin and WC. Double glazed skylight to front, heated towel rail, splash boards and inset ceiling lights.



Outside



The property is in a courtyard and has parking in front of the house and the single garage. The garage is the left end on and is in a block of garages. There is gated access to the right of the property leading to the side of the house. To the rear of the property there is a good sized rear garden with lawn area, patio seating area, flower and shrub beds, outside tap, children's play fort and gated access to a further garden which has a hard standing area, flower and shrub beds, green house, sheds and a wood store.



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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.

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.

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.

Garage 21'6" x 9'4" (6.577m x 2.847m)

Incorporating an electric roller door, power and lighting.

Floor Plan



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

EPC Band C

<https://find-energy-certificate.service.gov.uk/energy-certificate/0370-2344-1260-2697-4741>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
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