



Attractive three bedroom detached property with land extending to approximately 36 acres

Hillside, Bewcastle, CA6 6PU

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Offers over

£399,500

Description

An opportunity to acquire a recently constructed, three bedroom detached bungalow with land extending to approximately 36 acres of good quality grazing land.

The bungalow has been constructed to modern building regulations, is spacious throughout and benefits from LPG gas central heating. The selling point for this property is the 35.66 acres of adjoining well fenced, stock proof grazing land which includes about 1 acre of amenity woodland.

Planning has restricted this property to an agricultural occupancy condition and enquiries regarding eligibility should be made to office@cdrural.co.uk

Selling Agents

C&D Rural, Lakeside, Townfoot, Longtown, Carlisle, CA6 5LY





KEY FEATURES

- Three bedroom detached bungalow
- Recently constructed to modern building regulations
- Open living/dining room with woodburning stove and patio doors to rear
- Open yard with large shed, outbuilding and access to land
- Plot extending to approximately 36 acres
- Well fenced, good quality grazing land
- LPG gas central Heating
- Agricultural Occupancy Condition

Situation

Bewcastle is a picturesque village steeped in Roman and Border history. Bewcastle offers a primary school and William Howard School in Brampton is the local secondary school. The historic market town of Brampton is only 12 miles away and offers a fantastic selection of shops, butchers, pubs and cafes plus other local services. The West Coast Mainline rail service can be accessed in Carlisle, which lies 20 miles to the south-west of the property, providing convenient access between Glasgow and London.



Directions

Hillside is situated in an outstanding setting approximately 3 miles from the rural village of Roadhead. Located within stunning countryside whilst remaining convenient for access to Brampton (12 miles) and Longtown (15 miles) where a wide range of amenities can be found. Located in the catchment area for William Howard Secondary School in nearby Brampton with Bewcastle Primary School being just over 3 miles away. The Lake District is within easy access, as well as the beautiful Scottish Borders, the Solway coast and the beaches of west Cumbria all being within a comfortable driving distance.

What3words

///buzzing.existence.outright



The Accommodation

The bungalow comprises of a spacious living/dining room, kitchen, utility and W.C, family bathroom and three double bedrooms. The living room is the width of the property offering an excellent sized room for entertaining and dining, complete with a woodburning stove set in a featured stone fireplace and patio doors which step out to the potential patio with amazing views of the land.

The kitchen sits off the dining area and is fitted with standard kitchen units and integrated stainless steel drainer sink. There is scope to fit more cabinets as required. The utility room offers an additional space for storage including the wall mounted combi boiler, with plumbing for a washing machine and back door to the rear of the bungalow. A separate downstairs toilet with white hand wash basin lies off the utility room.



The front door provides access to a spacious hallway with doors off to each room within the property. At the end of the hallway is a family bathroom with bath complete with wall tiles and glass screen, wash hand basin and W.C. There are three excellent sized double bedrooms.

Outside

Externally the bungalow sits in a generous yard with large detached shed and outbuilding with uPVC double glazed windows, perfect as a workshop or to use as kennels. The yard is predominantly laid with gravel and is well fenced, with two main gates providing access to the grazing land which has natural water supply's.

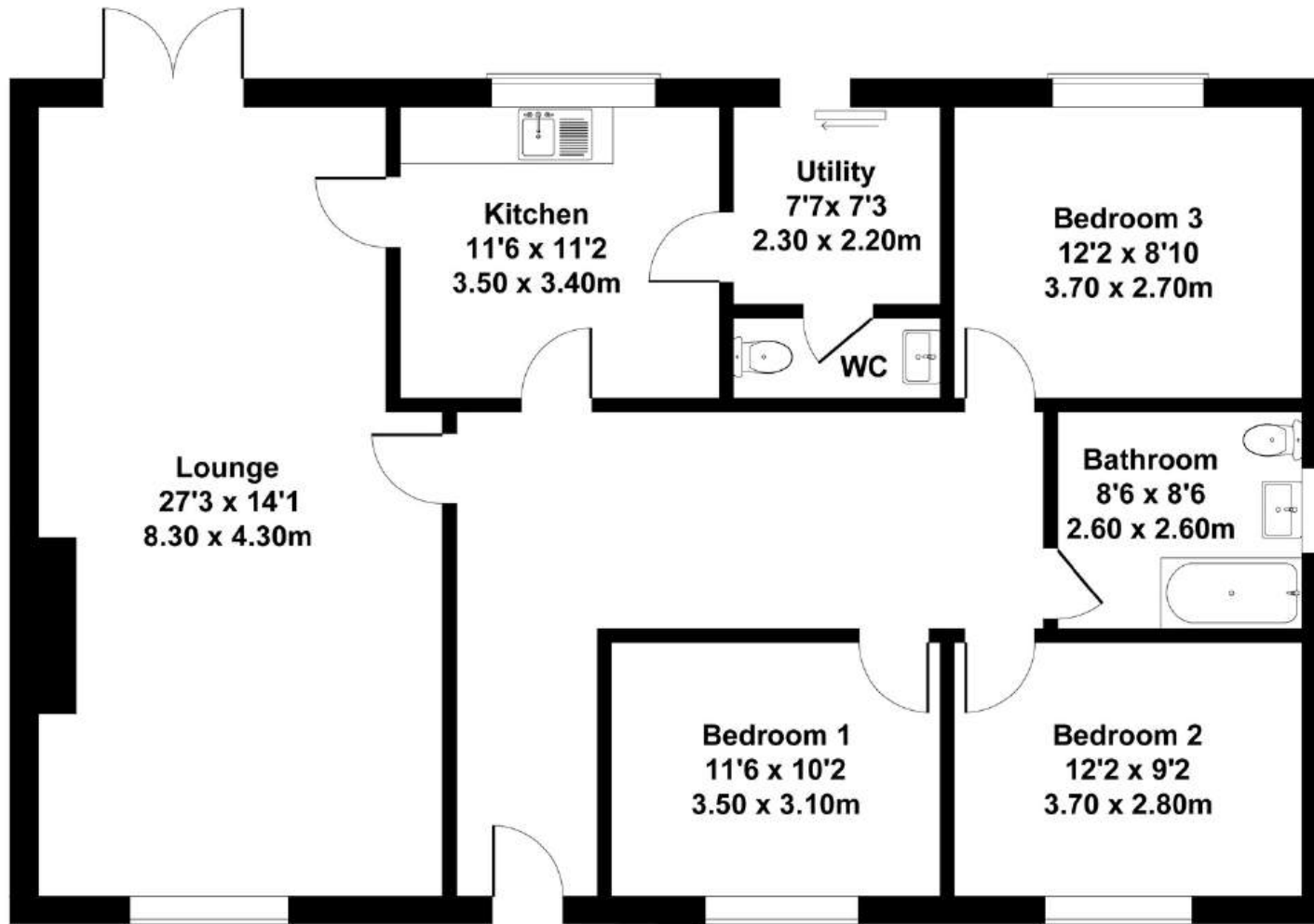






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Approximate Gross Internal Area
1216 sq ft - 113 sq m



Not to Scale. Produced by The Plan Portal 2022
For Illustrative Purposes Only.



Viewings: Strictly by appointment through the sole selling agents, C&D Rural. Tel 01228 792299

Offers: Offers should be submitted to the selling agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest, or indeed any, offer. All genuinely interested parties are advised to note their interest with the selling agents.

Tenure and Possession: The Freehold title is offered for sale with vacant possession upon completion.

Matters of Title: The property is sold subject to all existing easements, burdens, reservations and wayleaves, including rights of access and rights of way whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied themselves as to the nature of such matters.

EPC Rating: B

Services: Hillside is served by private water (borehole), mains electricity, private drainage (modern sewage treatment plant) and LPG gas fired central heating.

Council Tax: Cumberland Council. Council Tax Band C.

Money Laundering Obligations: In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted

Website and Social Media: Further details of this property as well as all others offered by C&D Rural are available to view on our website www.cdrural.co.uk. For updates and the latest properties like us on [facebook.com/cdrural](https://www.facebook.com/cdrural) and Instagram on [@cdrural](https://www.instagram.com/cdrural).

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