

Ivegill

£395,000

Orchard House, Ivegill, Carlisle, CA4 0PD

Welcome to Orchard House, your dream family home which is designed to cater to your lifestyle with a seamless blend of functionality, comfort and style – promising to be a place where memories are made and cherished for years to come. Located between Carlisle and Penrith, Orchard House enjoys a rural setting while remaining conveniently close to a popular primary school and main arterial routes, ensuring that while you bask in the tranquillity of countryside living, essential amenities and connections are never far away.

Set on a generous plot, the home boasts enchanting outdoor spaces that offer stunning countryside views, making it a peaceful retreat to start and end your day. Whether you're hosting a summer barbecue, enjoying a quiet morning coffee, or tending to your garden, these outdoor spaces provide the perfect setting for every occasion. Additionally, there is a driveway for ample parking and double garage.

Quick Overview

- Spacious 3 bedroom detached family home
- Fitted kitchen & utility room
- Living/ dining room & multi fuel log burner
- Home office/ bedroom 4
- Picturesque village location
- Reputable village school and nursery
- Close to Carlisle and Penrith
- Driveway
- Double garage
- Ultrafast broadband available

Property Reference: P0561

3	1	2	D	*Ultrafast broadband*	*Driveway & double garage*



Kitchen



Living Room



Study



Rear Aspect

As you step through the inviting entrance porch, you are greeted by a spacious entrance hall, setting the tone for the warmth that flows throughout this delightful home. The carpeted stairs beckon you upwards, but before you ascend, take a moment to explore the ground floor's thoughtfully designed spaces. Straight ahead lies the heart of the home-the fitted kitchen featuring an integrated NEFF Induction 4 ring electric hob, double ovens and extractor. Integrated larder fridge and dishwasher. Ample worktop space with ample wall and base units. Stainless steel sink with hot and cold taps. A double glazed window provide views of the rear garden. Adjacent to the kitchen, you'll find the utility room, a practical addition that enhances the home's functionality. Here, the boiler is neatly housed, alongside fitted cupboards and space for a washing machine and a fridge/ freezer. Access to the rear aspect.

Leading from the entrance hallway, on your right is the spacious living/ dining room, a room designed for both comfort and style. The focal point is the multi fuel log burner, complete with slate surround and hearth. Whether you're entertaining guests or enjoying a quiet night in, this room is designed to accommodate your every need. Two double glazed windows to the front aspect bathe the room in natural light, while double glazed patio doors to the rear aspect seamlessly connect the indoors with the outdoors. Imagine hosting summer soirées or enjoying a quiet morning coffee on the patio, with the garden as your backdrop.

Completing the ground floor, is the study/ bedroom 4. This adaptable space is currently serving as a charming fourth bedroom. Whether you envision it as a peaceful study or a cosy guest room, this room is designed to cater to your needs making it an ideal choice for those who require a flexible living arrangement. There is also a downstairs WC for added convenience.

As you make your way upstairs, a spacious landing greets you, complete with a handy storage cupboard to keep your home clutter free. Here you will discover three generous sized bedrooms and family bathroom. Bedroom 1 is a large double room, complete with two storage cupboards. Two double glazed windows to the front aspect bring in lots of natural light that create a cosy and inviting atmosphere. Bedroom 2 is a bright and sunny haven, with double glazed windows capturing both side and rear aspects. This room is not only spacious but also practical, featuring two storage cupboards to keep your belongings neatly organised. Bedroom 3 is another large double bedroom with double glazed window to rear aspect, providing countryside views. The four piece family bathroom features a corner shower, a relaxing bath, WC and a sleek basin. A heated towel rail adds a touch of luxury, ensuring your towels are always warm and ready.

Outside, the front garden greets you with a classic brick wall and bush boundary. Low maintenance chipped stones and vibrant shrubs add a delightful splash of colour and texture, making this space a joy to behold without the hassle of extensive upkeep. The tarmac driveway provides ample parking and leads seamlessly to the double garage, ensuring convenience for multiple vehicles. The rear garden is a true haven for relaxation and entertainment, with a decked patio area inviting you to sit back and enjoy the tranquillity of nature, with the countryside stretching out beyond the hedge, fir tree and a brick wall boundary. The garden is a lush expanse of grass, dotted with trees of various sizes, offering both shade and a picturesque backdrop. For those with a green thumb, the side garden is a delightful surprise. Here, a greenhouse awaits your gardening ambitions, alongside raised beds. Imagine living off the land, cultivating your own produce and enjoying the fruits of your labour.

The village of Ivegill is approximately 7 miles from Dalston which offers a selection of independent shops, cafes and schools. The city of Carlisle is approximately 9 miles from Ivegill, and the market town of Penrith is approximately 13 miles. Southwaite village allows easy access for the M6 motorway North and South.

Accommodation with approx. dimensions

Ground Floor



Kitchen



Living Room



Bedroom One



Bedroom Two



Bedroom Three



Bathroom

Entrance Porch

Entrance Hall

Kitchen 11' 10" x 12' 10" (3.61m x 3.91m)

Living Room 11' 6" x 23' 11" (3.51m x 7.29m)

Study 8' 6" x 8' 6" (2.59m x 2.59m)

Utility Room/ WC 8' 10" x 8' 2" (2.69m x 2.49m)

Double Garage 15' 9" x 17' 5" (4.8m x 5.31m)

First Floor

Bedroom One 14' 9" x 11' 9" (4.5m x 3.58m)

Bedroom Two 10' 7" x 11' 8" (3.22m x 3.55m)

Bedroom Three 8' 6" x 17' 1" (2.59m x 5.21m)

Bathroom

Property Information

Tenure
Freehold (Vacant possession upon completion)

Council Tax
Band E
Westmorland & Furness Council

Services & Utilities
Mains electricity and mains water. Oil fired heating. Septic tank

Septic Tank
We have been advised the septic tank is located in the back garden. The discharge flow goes into the next door neighbours septic tank, then out into the field at the rear aspect

Energy Performance Certificate
The full Energy Performance Certificate is available on our website and also at any of our offices

Directions
From Carlisle head towards Durdar, passing Carlisle racecourse on the right. Continue on for approximately 5 miles to the crossroads signposted for Ivegill. Drive into the village, past the school and the property is on the right hand side

What3words Location
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Viewings
Strictly by appointment with Hackney & Leigh

Anti-Money Laundering
Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £60.00 (inc. VAT) per individual or £50.00 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £150 (incl. vat)



Rear Aspect



Garden



Aerial View



Garden

Request a Viewing Online or Call 01768 593593

Meet the Team

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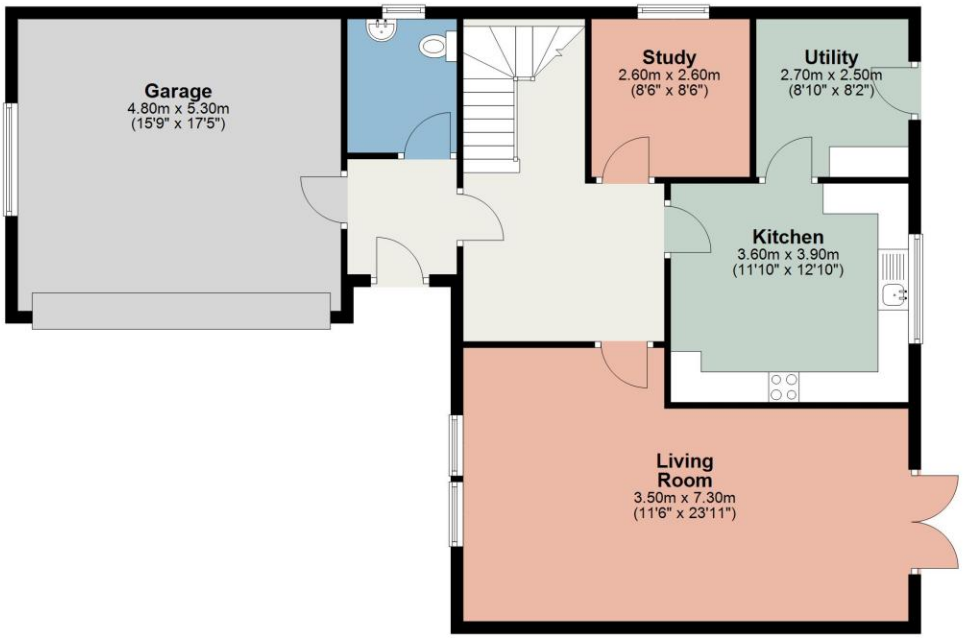


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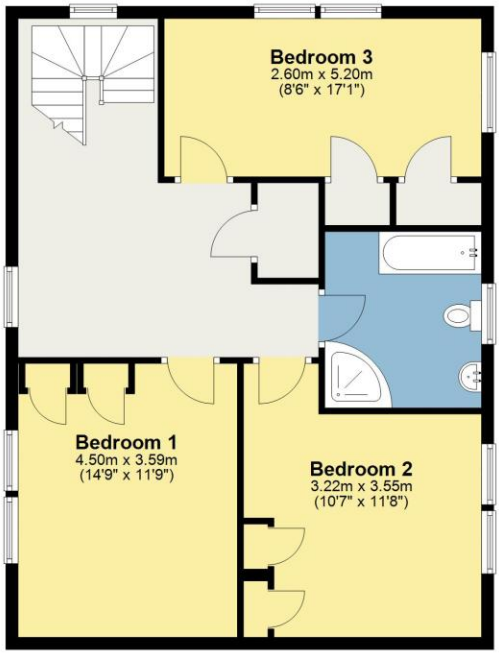
Ground Floor

Approx. 106.4 sq. metres (1144.8 sq. feet)



Ground Floor

Approx. 76.2 sq. metres (820.3 sq. feet)



Total area: approx. 182.6 sq. metres (1965.2 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF: Plan produced using PlanUp.

Orchard House, Ivegill

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