



3 Dacre Road, Hethersgill, CA6 6EP

Guide Price £235,000





## 3 Dacre Road, Hethersgill, CA6 6EP

- Four bedroom semi-detached family home
- Open plan kitchen/dining room
- Stylish and practical kitchen with Rangemaster
- Generous master bedroom with modern en-suite
- Front and rear gardens
- Oil central heating
- Sought after location
- No chain, vacant possession
- Parking located at the rear of the property for several vehicles
- Commutable distance from Carlisle

Four bedroom semi-detached family home with spacious and flexible accommodation, front and rear gardens and oil central heating in the heart of Hethersgill.

**Council Tax band:** A

**Tenure:** Freehold

**EPC Energy Efficiency Rating:** D





3 Dacre Road is a spacious four bedroom semi-detached house situated in the highly sought after village of Hethersgill, offering the perfect blend of spacious living and rural lifestyle. The property is ideally situated for commuting to Carlisle with the benefit of nearby schools and catchment to William Howard secondary school in Brampton. The property features oil central heating, ample parking and front and rear gardens.

### **The Accommodation**

The property is primarily accessed from the rear where there is a large parking area and path through the rear garden. You're welcomed into a bright and airy open plan kitchen/dining room, ideal for family gatherings and entertaining guests. The stylish and practical kitchen features a Rangemaster cooker, good quality units and integrated Belfast sink. Off the kitchen you'll find a useful utility room where the boiler is located and downstairs WC which is very practical if you've been working in the garden. At the front of the property there is an entrance hallway which connects the kitchen and main living room. Under the stairs there is a large storage cupboard. The living room features patio doors to the rear elevation, laminate flooring and an impressive multi-fuel stove.





Upstairs you'll find four good sized bedrooms. The property has been extended to provide a generous master bedroom boasting a modern en-suite with mains shower cubicle for added comfort and privacy. The second bedroom features two separate storage cupboards and on the landing there is additional storage space. The family bathroom features a spa bath with attached shower head, WC and wash hand basin with wall mirror.

Outside, the property continues to impress with its beautifully landscaped outdoor space. The front garden provides a welcoming entrance, while the rear garden features a paved patio and additional lawn. There are areas of bedding and scope landscape the gardens further. Whether enjoying a morning coffee or hosting a summer barbeque, the outdoor areas are versatile and well-maintained, creating the perfect backdrop for outdoor living. The ample parking space at the rear of the property ensures convenience for homeowners and visitors alike, providing easy access and secure parking for several vehicles.





## Location Summary

Hethersgill, nestled in the picturesque county of Cumbria, England, offers a tranquil retreat in a charming rural setting. This idyllic village is surrounded by stunning landscapes, making it a haven for those seeking natural beauty and serenity. Despite its peaceful ambiance, Hethersgill remains easily accessible due to its proximity to major roadways such as the A7, facilitating convenient connections to nearby towns like Brampton and Longtown. The village's accessibility is further enhanced by regular bus services, ensuring seamless travel to surrounding areas. Whether you're exploring the countryside, enjoying outdoor pursuits, or simply unwinding in a peaceful environment, Hethersgill's captivating location and accessible transport links make it an appealing destination for a restful escape.















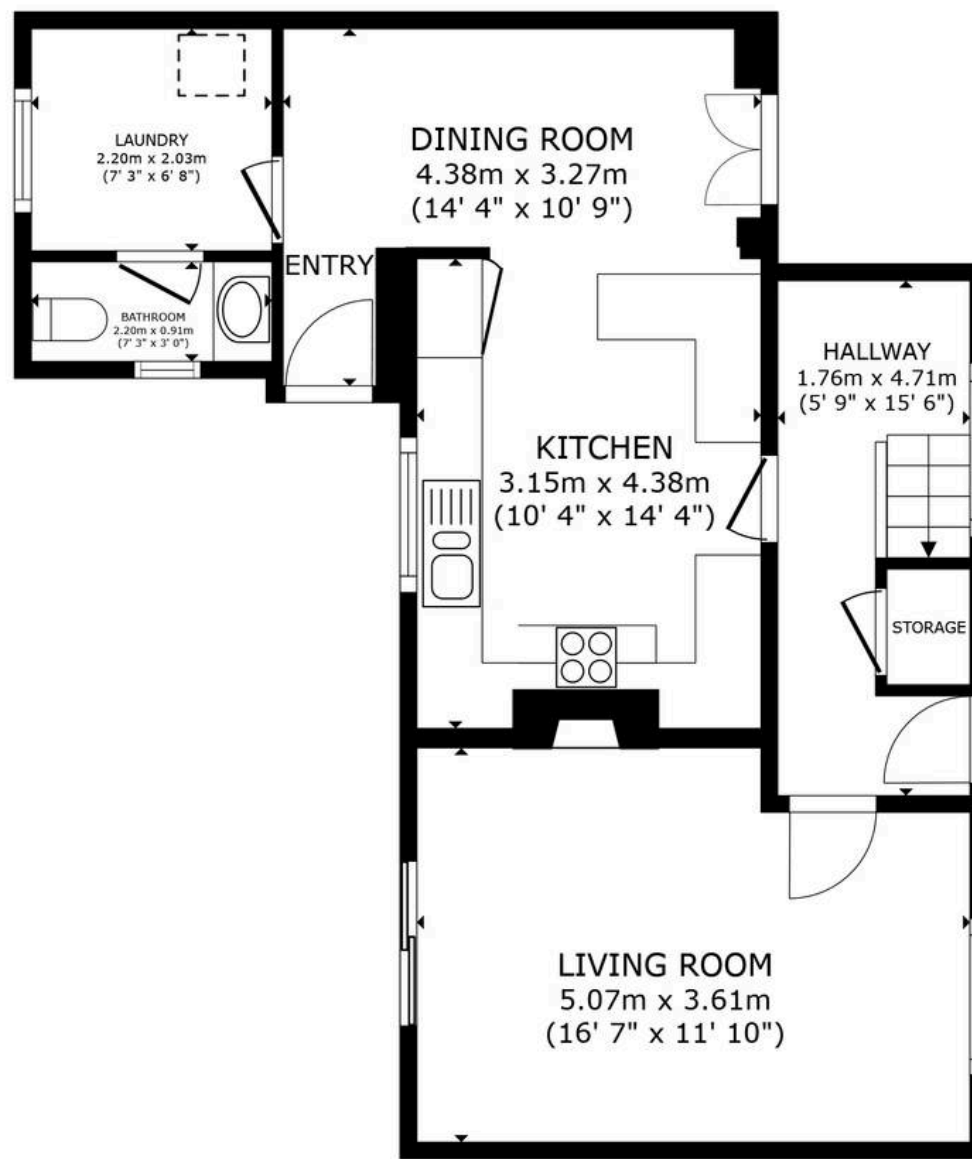








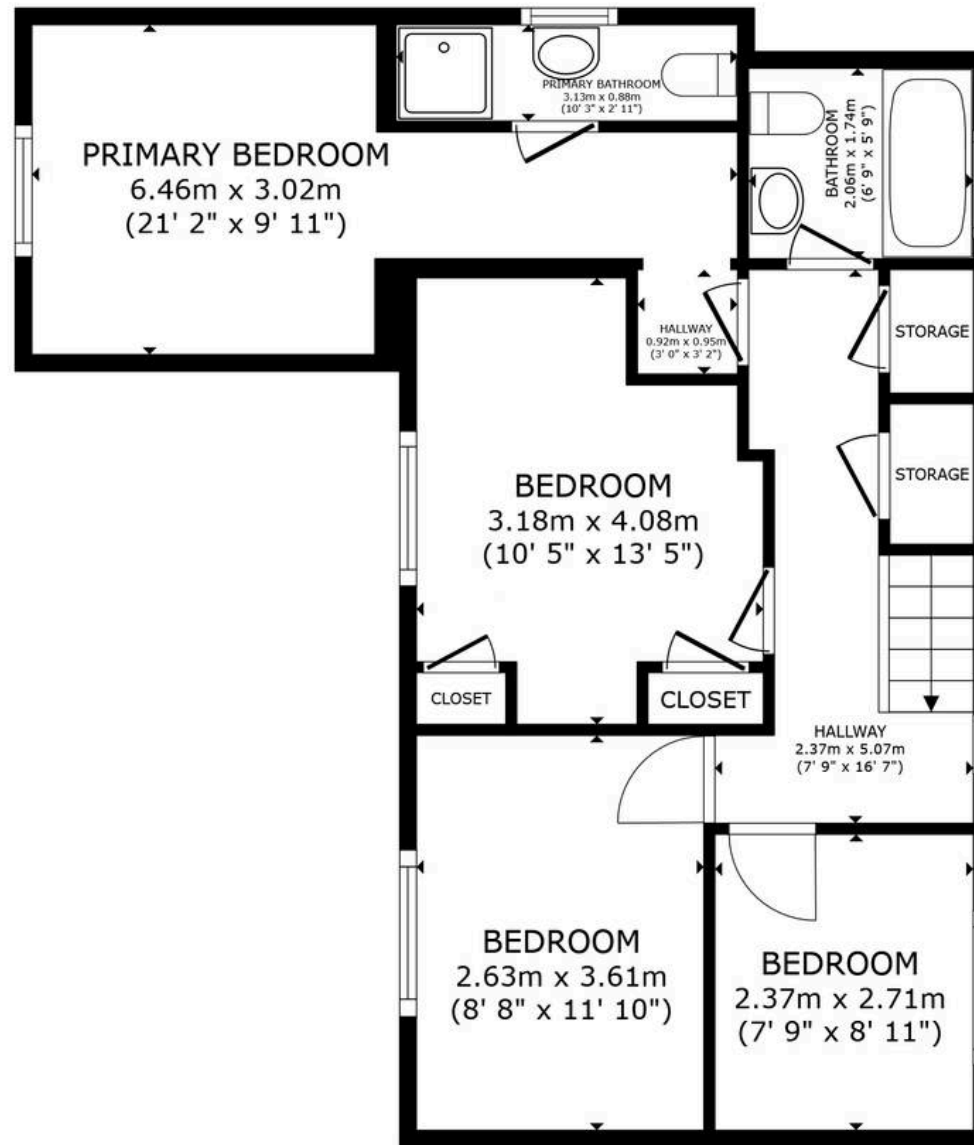




FLOOR 1

GROSS INTERNAL AREA  
 FLOOR 1 58.2 m<sup>2</sup> (627 sq.ft.) FLOOR 2 61.3 m<sup>2</sup> (660 sq.ft.)  
 TOTAL : 119.6 m<sup>2</sup> (1,287 sq.ft.)  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1 58.2 m<sup>2</sup> (627 sq.ft.) FLOOR 2 61.3 m<sup>2</sup> (660 sq.ft.)  
 TOTAL : 119.6 m<sup>2</sup> (1,287 sq.ft.)  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## GENERAL REMARKS & STIPULATIONS

**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.

**Fixtures and Fittings:** All standard fixtures and fittings are to be included in the sale.

**EPC Rating: D**

**Services:** 3 Dacre Road is served by mains water, mains electricity and mains drainage. Heating is provided by an oil fired central heating system and logburner. Broadband is connected and mobile signal is good.

**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.

**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.

**Local Authority:** Cumberland Council, 111 Botchergate, Carlisle CA1 1RZ. The house is in Council Tax Band A.

**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](http://www.cdrural.co.uk). For updates and the latest properties like us on [facebook.com/cdrural](https://facebook.com/cdrural) and Instagram on [@cdrural](https://instagram.com/cdrural).

**Referrals:** C&D Rural work with preferred providers for the delivery of certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them C&D Rural will receive a referral fee: PIA Financial Solutions – arrangement of mortgage & other products/insurances; C&D Rural will receive a referral fee of £50 per mortgage referral. Figures quoted are inclusive of VAT.





Lakeside Townfoot Longtown  
Carlisle CA6 5LY

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

T: 01228 792 299 | E: [office@cdrural.co.uk](mailto:office@cdrural.co.uk)

Important Notice C & D Rural and its clients give notice that:-

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of an offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. C&D Rural have not tested the services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.