



89 Broad Street, Carlisle, CA1 2AQ

Guide Price £430,000

C&D Rural

89 Broad Street, Carlisle, CA1 2AQ

Four bedroom detached Victorian property, finished to an incredibly high standard, with private driveway and front forecourt, private rear courtyard and double garage, located a short distance from the centre of Carlisle.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Victorian detached four bedroom house
- Two large reception rooms with bay windows
- Original kitchen with luxury granite worktops and integrated appliances
- Beautiful period features throughout
- Double garage with side lane access
- Solar roof panels with four 5kw batteries
- Private rear yard laid with Indian sandstone
- Gas central heating
- Central location on a desirable street in Carlisle
- Low heating costs

C&D Rural



89 Broad Street is a charming and periodic, four bedroom detached Victorian property dating back to the 1880s, situated on a desirable street within the City of Carlisle. Beautifully presented and in turn-key condition, this stunning home offers spacious and flexible accommodation, briefly comprising two reception rooms, a bespoke kitchen with integrated appliances and centre island, modern family bathroom, four generous bedrooms and externally, a double garage and driveway, front lawn and private rear courtyard. The property has had a brand new roof fitted in 2021 with modern insulated slates and photovoltaic solar panels with 4×5kw battery storage later fitted in 2024.

The Accommodation

Upon entering you are welcomed to an attractive porch entrance featuring an original Victorian stained glass inner door and beautiful, Amtico, herringbone style floored hallway sets the tone with characterful period features, including an original Victorian staircase, original solid wood inner doors and beautiful cornicing and detailing throughout. There is a tastefully decorated downstairs lavatory with hand wash basin with vanity unit and under the stairs you'll find a large storage cupboard with solar back-up panel. The heart of the home is the beautifully designed kitchen located at the rear of the property, laid with the same flooring as the hallway and boasting an original bespoke kitchen painted blue with complimentary stone worktops and centre island.



The kitchen boasts a selection of integrated appliances such as a fridge/freezer, Siemens microwave and dishwasher, and for cooking there is a magnificent top of the range Britannia cooking range with 6 ring gas hob and dual oven. There is a lovely breakfast bar cut from the same stone, with space either side for several stools. Double French doors open out into a private courtyard.

There are two generous reception rooms at the front of the property with the primary living room boasting a four section bay window, marble fireplace and original wooden mirror fitted to the wall above the fireplace. The dining room may also serve as a second reception.

Upstairs there are four bedrooms in total, two large bedrooms on the front elevation and two smaller double bedrooms located at the rear. The primary bedroom is an excellent size complete with original Victorian wardrobe, secondary fitted wardrobes and traditional fireplace set on a marble hearth. One of the smaller bedrooms has been used as an office. The family bathroom has been upgraded to a very high standard, complete with walk-in mains fed shower with rainwater shower head, bath with wall built-in tv and speakers, towel rail, WC and hand wash basin with vanity unit.



Externally, the property impresses further with a nicely finished front forecourt, off-street parking and iron driveway gates, a large double garage with access from the side lane and a generous, private walled courtyard laid with Indian sandstone that presents a versatile outdoor space. The rear courtyard is private and perfect for outdoor dining or hosting guests. Behind the property there is a lovely, communal park which can be enjoyed by neighbours. This wonderful property is generously proportioned and would cater for families, searching for a stylish home situated in a convenient part of Carlisle.

Location Summary

Located on Broad Street the property is a short distance from the central city area and train station. The border city of Carlisle has a great deal to offer including beautiful riverside parks historic attractions and a vibrant pedestrianised centre with shops bars art galleries and cinemas. Hadrian's Wall UNESCO World Heritage Site is on the edge of the city and the beautiful Solway Coast AONB is only five miles from the property. The property is situated just off Warwick Road (A69) which connects the city centre with the M6 motorway at junction 43. National road and rail links are excellent with M6 close by and the West Coast main line offering direct rail travel to London and many other major cities. The railway station in Carlisle is within minutes walking distance of the property. Direct rail services from Carlisle access Edinburgh and Glasgow in around 80 minutes.

What 3 words

///brings.gone.hardly





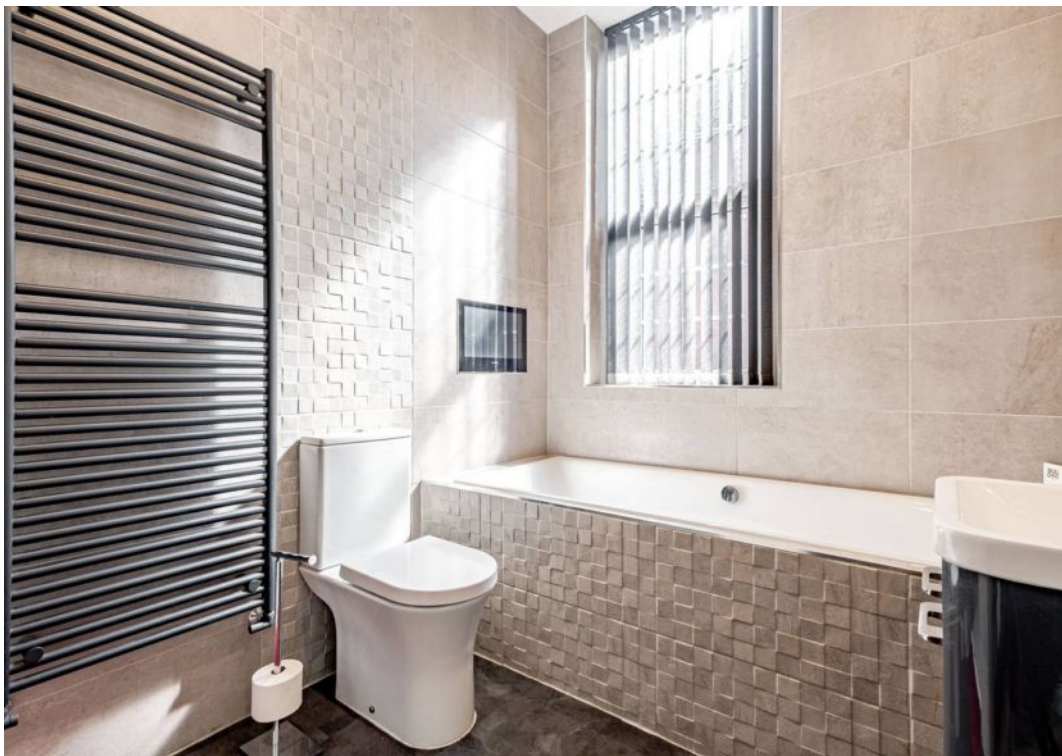




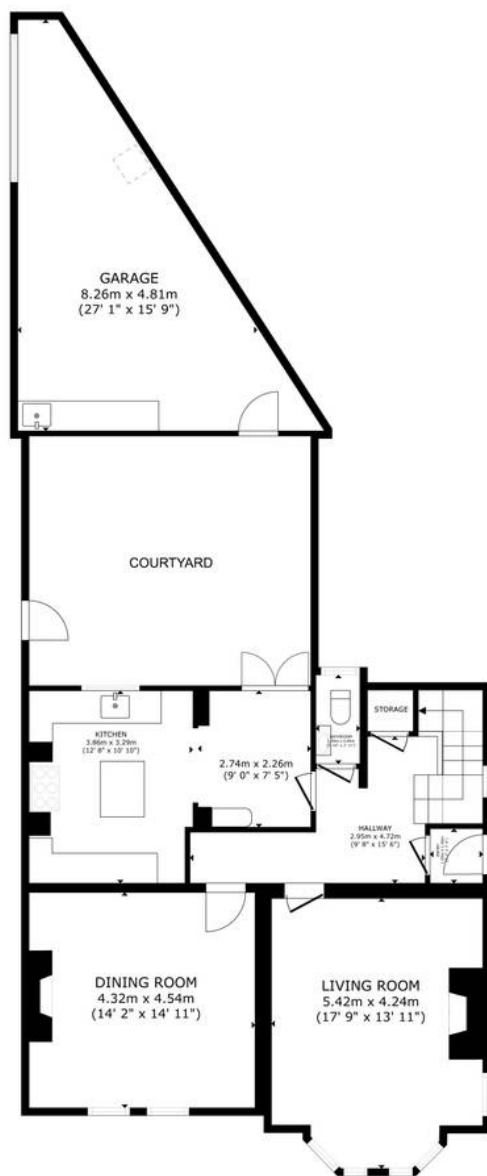




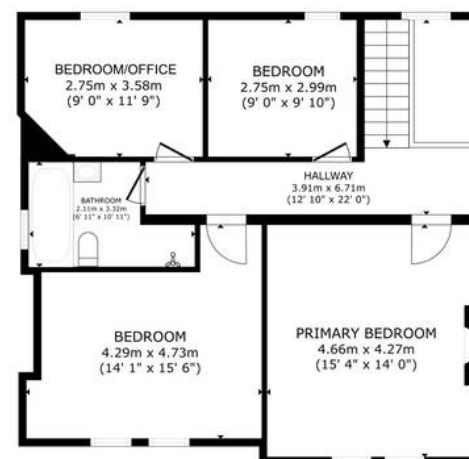








FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 80.2 m² (863 sq.ft.) FLOOR 2 76.9 m² (828 sq.ft.)
 EXCLUDED AREAS : GARAGE 28.8 m² (310 sq.ft.) PATIO 28.4 m² (305 sq.ft.)
 TOTAL : 157.1 m² (1,691 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 servitude rights and others.

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

EPC Rating: C

Broadband: Fibre Broadband is available and mobile coverage is good.

Services: 89 Broad Street is serviced by mains water supply, mains electricity, mains drainage and gas fired central heating. The property benefits from solar photovoltaic panels with 4 × 5kw battery storage units.

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 instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

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. All offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds.

Local Authority: Cumberland Council, 111 Botchergate, Carlisle CA1 1RZ. The property is in Council Tax Band D.

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 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: Fisher Financial Associates– 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

T: 01228 792 299 | E: 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.