



1 Canal Court
Burgh-by-Sands
Carlisle
CA5 6BL

Rosehill Business Park

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- DETACHED BARN CONVERSION
- 2 CAR DRIVEWAY AND WALLED GARDEN
- COUNCIL TAX: BAND TBC
- PREDICTED SAP RATING C
- THREE BEDROOMS (ONE ENSUITE)
- CENTRAL VILLAGE LOCATION
- TENURE - FREEHOLD

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Location

Burgh-by-Sands is a beautiful village steeped in history, to the west of Carlisle, built along the course of Hadrian's Wall, and was once a Roman Fort named Aballava. It has a thriving village community with a 'Good' Ofsted primary school, a public house - The Greyhound, village green with recreational and wildlife areas, a village hall hosting a variety of events and activities for the community and a beautiful 12th Century Norman Church built with stones from Hadrian's Wall where King Edward 1 lay in state in 1307 for 10 days.

Property Description

Ready in Spring 2023, Canal Court is an exclusive new development in the heart of the beautiful village of Burgh-by-Sands, 6 miles to the west of the centre of the great Border City of Carlisle. With just four detached properties offering stunning high spec modern living, developed by the local and long established family run building contractors Kirkaldy & Roe.

1 Canal Court is a beautiful detached barn conversion, benefitting from underfloor heating throughout and offering stunning open plan living which opens out to a South facing walled garden, to the first floor are three bedrooms and an en-suite bathroom. The development offers a sweeping driveway around it, with separate vehicle entry and exit points, this delightful property also has private driveway parking for two vehicles.

ACCOMMODATION

Entrance Hallway

Accessed via front door. Access to stairs leading to first floor, doors to ground floor rooms.

Reception Room 1

6.20m x 4.00m (20' 4" x 13' 1") Dual aspect reception room.

Cloakroom/WC

Fitted with WC and pedestal wash hand basin.

Open Plan Kitchen/Diner

6.20m x 4.40m (20' 4" x 14' 5") With two sets of French doors leading out to the south facing walled garden.

FIRST FLOOR LANDING

With front aspect window and doors to first floor rooms.

Bedroom 1

6.10m x 4.30m (20' 0" x 14' 1") (max measurements) With dressing area and two side aspect, south facing windows.

Ensuite Shower Room

2.50m x 1.70m (8' 2" x 5' 7") Fitted with three piece suite comprising double walk in shower cubicle, wash hand basin and WC.

Bedroom 2

3.90m x 3.00m (12' 10" x 9' 10") Side aspect double bedroom.

Bedroom 3

3.90m x 3.00m (12' 10" x 9' 10") Side aspect double bedroom.

Family Bathroom

Fitted with suite comprising bath, shower, wash hand basin and WC.

ADDITIONAL INFORMATION

Photographs

Please note that the development is currently under construction. The use of computer-generated images (CGIs), artists impressions and photographs are for illustrative purposes only and should be treated as general guidance only. They are intended to show what a house type, or typical residential development may look like, not to accurately represent the final development or completed properties.

Referral & Other Payments

PFK work with preferred providers for 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 PFK will receive a referral fee: Napthens, Bendles LLP, Scott Duff & Co Property Lawyers/Conveyancing Service - completion of sale or purchase - £120 to £180 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances - average referral fee earned in 2022 was £260.48; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00; - Mitchells Co Ltd - £50 per property contents referral successfully processed (worth £300 or more) plus 5% introduction commission on the hammer price of any goods sold from that referral. All figures quoted are inclusive of VAT.

SALE DETAILS

Services: Mains electricity, water and drainage. Electric central heating (heat source pump) and double glazing installed throughout. Telephone line installed subject to BT regulations. Please note - the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

Viewing: Through our Carlisle office, 01228 558 666.

Directions: The Canal Court development can be found in the village of Burgh-by-Sands with the postcode CA5 6AN. Coming from Carlisle it is just past the church and crossroads on the left hand side.