



**Acredale House, 129 Moorhouse Road, Carlisle, CA2 7QR**

**£300,000**

**Tiffen & Co  
estate agents 1893**



If you are looking for a substantial family home, a home with a self contained annex or a property with potential to create a bed and breakfast business, then look no further, you have just found it!

Located on the outskirts of the west of the city, within the catchment of the well respected Belle Vue primary school, this detached property which blends period and modern features, has tremendous potential.

Briefly, the accommodation on offer is as follows: Entrance vestibule leading to the hallway, with access to all ground floor rooms and stairs to the first floor. Sitting room with feature fireplace, twin wall niches, radiator and window to the front. Lounge with open fireplace, window to the front and open through to the dining kitchen. The kitchen itself has a range of wall and base units, dual aspect windows, sink and drainer, space for cooker within a feature exposed brick chimney breast, spaces for washing machine, dish washer, fridge freezer and ample space for a dining table. To the rear, accessed from the hallway, is a large conservatory with French doors to the rear garden. To the first floor there is a spacious landing, three double bedrooms, one of which is en-suite and a single bedroom. The family bathroom is half tiled with W.C basin, roll top free standing bath, separate shower enclosure and storage cupboards.

The self contained annex, which although having its own front door, retains an adjoining door to the main house offers a versatile addition to the property. The annex has an entrance porch from the driveway. A sitting room open plan to a kitchen with wall and base units, sink and drainer, space for cooker and space for a fridge freezer. A double bedroom and a bathroom/utility room with shower enclosure, basin, separate WC and a utility area with worktop and plumbing for washing machine.

Externally there is a lawned garden to the front, with a hedge boundary, a cottage garden to one side and driveway to the other leading to a parking area ample for several vehicles and detached garage. To the rear is a lawned area with patio, shed and greenhouse.

Don't let this one slip through your fingers, call us today and arrange your viewing.

#### ROOM DIMENSIONS

#### GROUND FLOOR

##### HALL

SITTING ROOM                    13' 06" x 11' 04" (4.11m x 3.45m)

LOUNGE (open into kitchen)    13' 08" x 13' 06" (4.17m x 4.11m)

KITCHEN                        13' 07" x 13' 05" (4.14m x 4.09m)

CONSERVATORY                    13' 09" x 12' 03" (4.19m x 3.73m)

#### FIRST FLOOR

LANDING                        17' 01" x 9' 01" (5.21m x 2.77m)



BEDROOM 13' 09" x 10' 06" (4.19m x 3.2m)

BEDROOM 13' 07" x 12' 09" (4.14m x 3.89m)

BEDROOM / STUDY 9' 06" x 7' 03" (2.9m x 2.21m)

BEDROOM 13' 07" x 9' 00" (4.14m x 2.74m)

BATHROOM 13' 00" x 8' 05" (3.96m x 2.57m)

ANNEX

PORCH 4' 00" x 3' 00" (1.22m x 0.91m)

LIVING ROOM 11' 09" x 12' 08" (3.58m x 3.86m)

KITCHEN 8' 00" x 6' 07" (2.44m x 2.01m)

BEDROOM 11' 09" x 11' 06" (3.58m x 3.51m)

BATHROOM UTILITY 9' 10" x 7' 11" (3m x 2.41m)

**OUTSIDE**

Front side and rear gardens with driveway, detached garage, and parking for several vehicles.

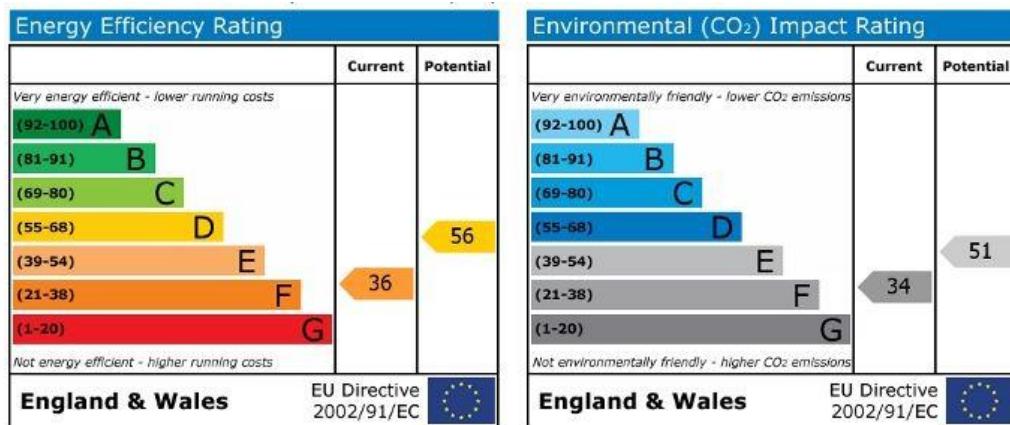
**SERVICES**

Mains gas, water, electricity and drainage. Gas central heating from a combination boiler (not tested) serving radiators as indicated.

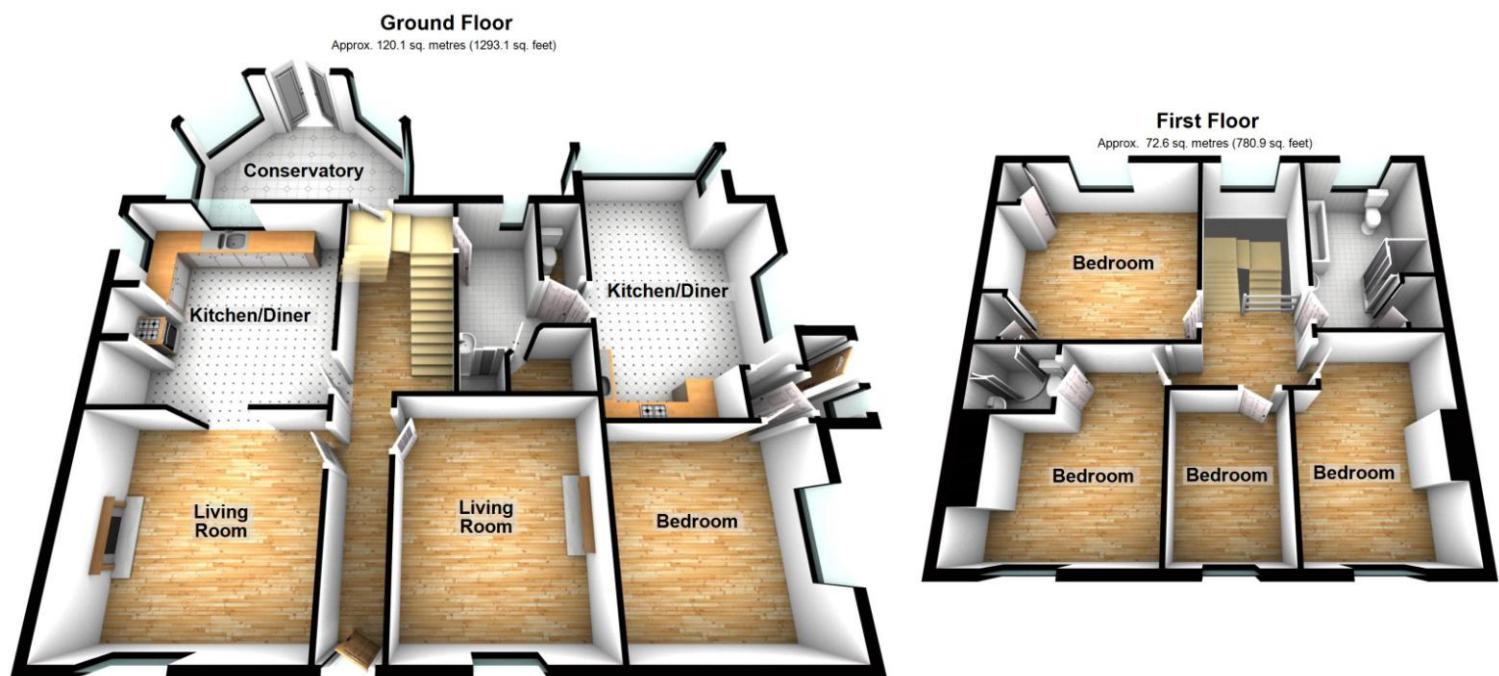
Council Tax Band: E



## EPC Graph



## Floorplan



Total area: approx. 192.7 sq. metres (2074.1 sq. feet)

This 3D plan is only intended as a guide to the layout of the property, and is not designed to look exactly like the real property. Flooring, wall coverings and so on will not match the real property.  
Plan produced using PlanUp.



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Please note: The mention of any appliances and/or services within these particulars does not imply that they are in full, efficient working order.  
All internal measurements are approximate and are cited to the nearest 3 inches.

