



| Wetheral | Carlisle | CA4 8NS

Guide Price £285,000



david britton
ESTATES

Key features

- Fantastic Opportunity
- Formerly run as a Successful holiday let but available as a high-quality residential property
- Spacious living accommodation
- 3 large bedrooms, all en-suite
- Well maintained and established garden
- Fire pit and summer house

Description

Otters Holt Cottage is a wonderful 3 bedroom cottage which has been recently refurbished to a very high standard with new kitchen and utility and fully decorated internally and externally. It is offered with no onward chain.

With 2 reception rooms with wood burning stoves, modern fitted kitchen and large utility/shower room. There are 3 large double bedrooms along with 3 spacious bathrooms. Outside is a double garage, plentiful parking and a well maintained and established garden complete with summer house and fire pit.

Wetheral is a desirable village location on the edge of the city of Carlisle and has excellent local amenities and transport links.

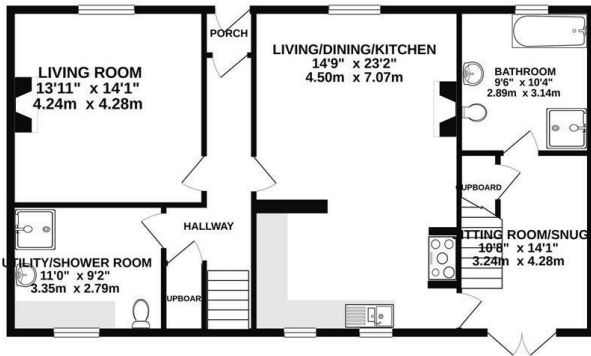
Directions



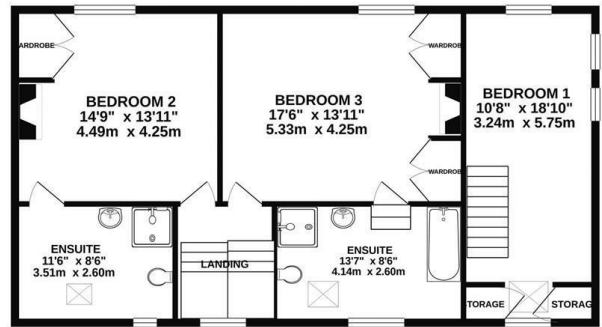


Floor plans

GROUND FLOOR
967 sq. ft. (89.8 sq. m.) approx.



1ST FLOOR
937 sq. ft. (87.1 sq. m.) approx.



TOTAL FLOOR AREA: 1904 sq. ft. (176.9 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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