

PFK

7 Curlew Close, Armathwaite, Carlisle CA4 9AQ

Guide Price: £500,000





LOCATION

Armathwaite is a picturesque rural village in the Eden Valley, renowned for its beautiful walks along the banks of the River Eden, the incredible salmon fishing and having a train station that is one of the stops on the famous Settle to Carlisle Railway. The village has two public houses, a primary school, village store and post office and the parish church of Christ and St. Mary, which is one of the smallest parish churches in England. Equidistant between Carlisle and Penrith, Armathwaite has easy commuter access to the A6. You will find that the Lake District National Park, Scottish Borders, Hadrian's Wall and the Solway Coast & North Pennines, both AONB, are all readily accessible within a 45 minute drive.

PROPERTY DESCRIPTION

Phenomenal views from this stunning 4 year old family home, beautifully arranged over 3 floors, with 5 bedrooms and 3 bathrooms has been crafted to the highest of standards by Genesis Homes and is the only 'Whillan' style property on this exclusive development in the highly desirable Eden Valley village of Armathwaite.

This home was designed with space and functionality in mind, cleverly arranged over three floors. The ground floor boasts an open plan kitchen/diner/family room that spans the entire rear of the property and incorporates a spacious, fully integrated kitchen with appliances. This space is ideal for the hustle and bustle of day-to-day life as well as being a great space for entertaining. The kitchen leads to a useful utility room and cloakroom. There is a comfortable double-aspect lounge which fills the room with natural light and a separate study completes the ground floor.

The first floor has four bedrooms and a family bathroom that lead off the landing, plus there's a useful linen cupboard too. The master bedroom has its own en-suite and boasts a large dressing area. The second floor features a stylish and modern fifth bedroom, complete with a further dressing area and shower room. Externally, there is a Tegula Block paved driveway offering parking for up to 4 cars, plus a detached double garage and neatly maintained gardens to the front, side and rear, with fantastic open countryside views. The property benefits from Solar Panels and from the installation of a lift from the ground floor to the first floor.

ACCOMMODATION

Entrance

Accessed via a covered external porch to the composite front door leading into the hallway with wall mounted alarm panel, stairs to first floor, LVT flooring, radiator, door to understairs storage cupboard, doors leading off to:

Study

3.09m x 2.63m (10' 2" x 8' 8")
Double glazed window to the front aspect, radiator.

Lounge

6.26m x 3.31m (20' 6" x 10' 10")
Double glazed bay window to the front aspect, double glazed window to the side aspect, radiator.

Kitchen Dining Family Room

8.22m x 3.78m (27' 0" x 12' 5")
Continuation of the LVT flooring from the hall, radiator, two double glazed windows to the rear aspect, French doors opening out to the rear patio and garden giving fantastic open countryside views to the Eden Valley. Inset spotlights. The living dining end of the room includes a lift which takes you up to the first floor of the property. The kitchen end is fitted with a range of gloss Cashmere handleless wall, base and larder units with laminate worktops and upstands, 1.5 bowl stainless steel sink and drainer unit with a Quooker tap, black glass 5-stone induction hob with glass splashback and stainless steel chimney extractor over, integrated dishwasher, integrated double oven and grill and integrated microwave oven, integrated full height fridge freezer, breakfast bar and plinth lights, door leading to the utility room.

Utility Room

2.57m x 1.67m (8' 5" x 5' 6")
Continuation of the LVT flooring, continuation of same style kitchen units and worktops, space and plumbing for washing machine, space for free-standing tumble dryer, wall mounted Worcester gas central heating boiler concealed within the a wall unit, wall mounted alarm panel, extractor fan, radiator, composite glazed door to the side garden and door leading into the W.C.

W.C.

1.84m x 0.87m (6' 0" x 2' 10")
With tiled floor, W.C., wall mounted wash-hand basin, radiator.

FIRST FLOOR

Landing

Stairs to the second floor, radiator, airing cupboard housing the Worcester water cylinder system, control panel for the central heating and hot water system. Additional storage cupboard also housing the Solis control panel for the solar panels. Doors off to:

Family Bathroom

2.44m x 2.32m (8' 0" x 7' 7")

Tiled floor, W.C., wall mounted vanity unit with wash-hand basin and drawer storage, bath with shower over, double glazed window to the rear elevation, stainless steel ladder radiator, shaver socket, inset spotlights, extractor fan.

Master Bedroom Suite

5.44m x 4.37m (17' 10" x 14' 4")

Double bedroom with dressing area, has two double glazed windows to the front elevation, two radiators, door leading into the en-suite.

En-suite

2.38m x 1.81m (7' 10" x 5' 11")

Double glazed window to the side elevation, double walk-in shower cubicle, W.C., wall mounted vanity unit with wash-hand basin and drawer storage, stainless steel ladder radiator, inset spotlights, extractor fan, tiled floor, shaver socket.

Bedroom 2

4.66m x 2.71m (15' 3" x 8' 11")

Double bedroom with dual aspect double glazed windows to the front and side elevations, radiator.

Bedroom 3

3.01m x 2.69m (9' 11" x 8' 10")

Double glazed window to the rear elevation, radiator.

Bedroom 4

3.50m x 2.98m (11' 6" x 9' 9")

Double glazed window to the rear elevation, radiator. Sited above the living dining area of the kitchen and is the entry point to the first floor from the lift.

SECOND FLOOR

Landing

Spacious landing area with Velux roof light, radiator, doors leading off to:

Bedroom 5

4.92m x 3.32m (16' 2" x 10' 11")

Double bedroom with two Velux windows giving spectacular views over the countryside and the Eden Valley, two radiators, loft access hatch.

Additional Study / Dressing Room

2.73m x 2.14m (8' 11" x 7' 0")

With Velux roof light and radiator.

Shower Room

2.68m x 1.60m (8' 10" x 5' 3")

Wall mounted wash-hand basin, W.C., tiled floor, walk-in shower cubicle and stainless steel ladder radiator.

EXTERNALLY

Gardens and Parking

Large block paved driveway with off-street parking for three to four vehicles, double detached garage. Lawns to the front and side with secure gated access to the side of the property leading round the pathway to the rear garden. The rear garden as two decking areas, a large patio, outside tap and power points, raised beds, mainly laid to lawn, far reaching views over open countryside.

Garage

5.62m x 5.25m (18' 5" x 17' 3")

With two up-and-over doors, power points and lights, pedestrian access door to the side. External power sockets to the rear of the garage.

ADDITIONAL INFORMATION

Management company fees, Tenure & EPC

Management Company - TBC - costs TBC

Tenure - Freehold

EPC - B

Referrals and 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 : Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Pollard & Scott/Independent Mortgage Advisors - arrangement of mortgage & other products/insurances - average referral fee earned in 2023 was £222.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

SALE DETAILS

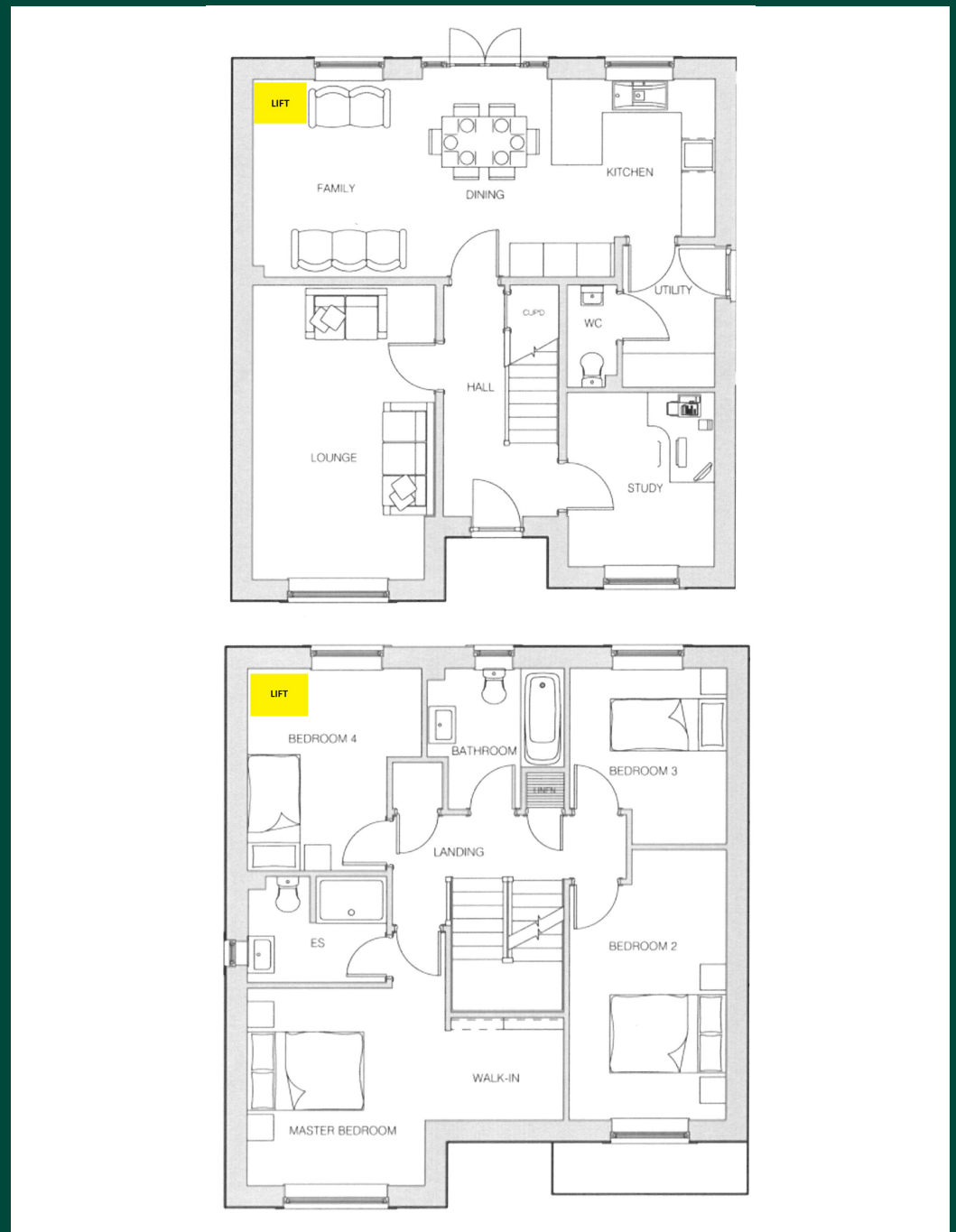
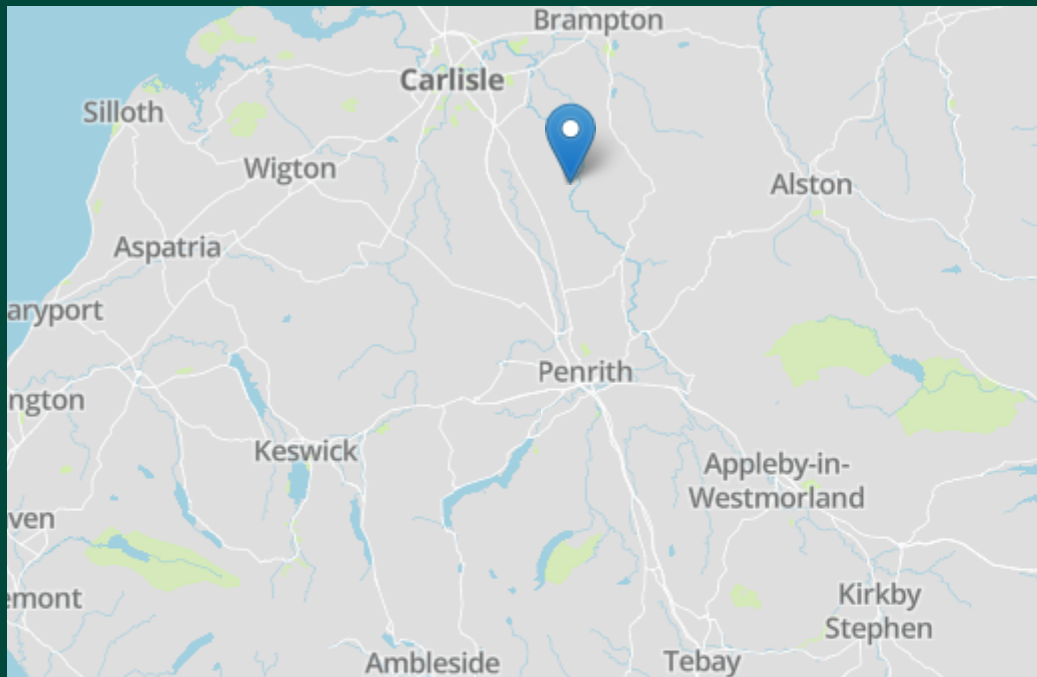
Mains electricity, water & drainage; LPG gas central heating via Calor gas (metered estates) installed for the development, double glazing installed throughout, solar panels, estate maintenance charges payable to the management company to cover the road and lighting we understand is £150p.a. TBC via the management company. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band E

Viewing: Through our Penrith office, 01768 862135.

Directions: 7 Curlew Close can be located using the postcode CA4 9AQ and identified by a PFK For Sale board. Alternatively by using What3Words: ///lightens.tumblers.gold





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	81	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	