

# Cumbrian Properties

## Criffel Mount, Thurstonfield



**Price Region £245,000**

**EPC-D**

Detached bungalow | Rural location  
1 reception room | 2 double bedrooms | Shower room  
Driveway, garage and generous gardens

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## 2/ CRIFFEL MOUNT, THURSTONFIELD

This two double bedroom detached bungalow is situated in an ideal location with an open aspect to the front and rear of the property. With generous gardens, off street parking and spacious living accommodation, the property would appeal to those looking for rural living or single storey accommodation. Double glazed and oil central heated there is a welcoming entrance hall leading to a spacious dining lounge with cosy log burning stove, a solid wood dining kitchen with Smeg range cooker and built in pantry, two double bedrooms with Sharpes fitted wardrobes to one, and a modern three piece shower room. Externally to the rear there are generous lawned gardens with vegetable plot, fruit trees, garden sheds and garage with power supply. There is also plenty of patio seating areas to catch the sun all day long. To the front there is off street parking for two vehicles and a low maintenance shillied garden. Thurstonfield is situated just a 10 to 15 minute drive from Carlisle with the amenities of Kirkbride just 6 miles away with doctors surgery, village shop and post office, primary school, pub and village hall. It is also within the catchment area for a most sought after primary & junior school in Kirkbampton which is only a short drive away with its own thriving village hall. There are also excellent walks and cycle paths on your doorstep with good access to the Lake District.

The accommodation with approximate measurements briefly comprises:

Entry via composite front door into a spacious entrance hall.

**ENTRANCE HALL** Doors to dining lounge, bedrooms and shower room. Wood effect flooring, radiator, coving and access via a pull down ladder to a partially boarded loft with lighting.



ENTRANCE HALL

**DINING LOUNGE (23' max x 11'5 max)** Brick fireplace housing a multi fuel stove with wooden lintel above, double glazed bay window to the front of the property, two radiators, wood effect flooring and coving. Double glazed window to the side, glazed door to the dining kitchen and double glazed French door leading to the side passage of the garden.





### 3/ CRIFFEL MOUNT, THURSTONFIELD, CARLISLE



DINING LOUNGE

**DINING KITCHEN (14'4 x 11')** Solid wood fitted kitchen incorporating a Smeg range style cooker with five burner gas hob and extractor hood above, plumbing for dishwasher and washing machine. A 1.5 bowl stainless steel sink with mixer tap, tiled splashbacks, integrated fridge, under counter lighting and built in pantry. Tiled flooring, panelled ceiling, radiator and stable door leading to the rear hallway.



DINING KITCHEN

**REAR HALLWAY** Built in cupboard housing the oil boiler, tiled flooring and UPVC door leading to the rear garden.



#### 4/ CRIFFEL MOUNT, THURSTONFIELD, CARLISLE

**BEDROOM 1 (11'5 x 10'5 max into the bay window)** A range of fitted wardrobes, radiator, coving and double glazed bay window to the front of the property.



BEDROOM 1

**BEDROOM 2 (11' x 9'6)** Double glazed French doors leading out to the rear garden, radiator and coving.



BEDROOM 2

**SHOWER ROOM (8' x 7')** Three piece suite comprising of walk-in shower cubicle, wash hand basin and WC. Double glazed frosted window, boarded splashbacks, panelled ceiling, tile effect flooring and radiator.



SHOWER ROOM



## 5/ CRIFFEL MOUNT, THURSTONFIELD, CARLISLE

**OUTSIDE** To the front of the property is a low maintenance garden laid to stone paving and chippings with mature trees and flowering plants. Driveway providing off street parking for two vehicles leading to a covered car port and external sockets. Side garden with log store and LPG gas point. To the rear is a generous lawned garden with separate vegetable garden, two patio seating areas, garden sheds, oil tank and single garage with power supply. External water supply and electrical sockets.





**TENURE** We are informed the tenure is Freehold

**COUNCIL TAX** We are informed the property is in tax band C

**NOTE** These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cumbrian Properties has the authority to make or give any representation or warranty in relation to the property. All electrical appliances mentioned in these details have not been tested and therefore cannot be guaranteed to be in working order.

