

Cumbrian Properties

Criffel Cottage, Angerton, Kirkbride



Price Region £285,000

EPC-E

Detached bungalow | Village location
1 reception room | 3 dbl bedrooms | 2 bathrooms
Double garage & drive | Gardens and stunning views

01228 599940
2 Lonsdale Street, Carlisle CA1 1DB

www.cumbrian-properties.co.uk
properties@cumbrian-properties.co.uk

2/ CRIFFEL COTTAGE, ANGERTON, KIRKBRIDE

This spacious three bedroom, two bathroom detached bungalow offers generous gardens and parking, a double garage and stunning countryside views. Situated in the rural location of Kirkbride the property is double glazed and oil central heated with a recently fitted oil boiler and comprises of a spacious entrance hall, lounge with cosy log burning stove and patio doors leading out to the rear garden, a recently fitted Wren dining kitchen and a handy utility room with access to the front garden. There are three double bedrooms with fitted wardrobes and en-suite shower room to the master and a four piece bathroom with a free standing roll top bath. The front of the property offers plenty of off street parking along with a secure generous lawned garden and a double garage with power supply. To the rear of the property there is a small lawned garden and a patio seating area with both gardens attracting an abundance of wildlife and enjoying views over the open countryside. Kirkbride is a popular village inbetween Carlisle and Wigton with its own shop, post office, doctors surgery, primary school and pub and with the amenities of Wigton and Carlisle just a short drive away.

The accommodation with approximate measurements briefly comprises:

Entry via UPVC door into entrance hall.

ENTRANCE HALL Built in storage cupboard, tiled flooring, coving to ceiling and access via a drop down ladder to a part boarded loft space. Doors to lounge, dining kitchen, bedrooms and bathroom.



ENTRANCE HALL

DINING KITCHEN (20'4 max x 11' max) Recently fitted Wren kitchen incorporating an electric oven and grill and four burner hob with extractor hood above, stainless steel sink with mixer tap, plumbing for dishwasher, breakfast bar and boarded splashbacks. Two double glazed windows, built in pantry, radiator, tiled flooring, coving to ceiling and door to utility.



3/ CRIFFEL COTTAGE, ANGERTON, KIRKBRIDE

UTILITY (7'5 x 6'7) Plumbing for washing machine, space for tumble dryer, wall and base units, electric heater, double glazed window, ceiling spotlights and UPVC door leading out to the front of the property.



UTILITY

LOUNGE (16' x 14') Multi fuel stove set on a slate hearth, radiator, double glazed patio doors leading out to the rear garden, wood effect flooring, coving to ceiling and two double glazed windows with views over the countryside.



LOUNGE

BEDROOM 1 (16'7 max x 11' max) Built in wardrobes, double glazed window to the front, radiator and door to the en-suite shower room.



BEDROOM 1

4/ CRIFFEL COTTAGE, ANGERTON, KIRKBRIDE

EN-SUITE (6'5 x 3'6) Three piece suite comprising of fully boarded shower cubicle, vanity unit wash hand basin and WC. Panelled ceiling with spotlights, wood panelling to the walls and tiled flooring.



EN-SUITE TO BEDROOM 1

BEDROOM 2 (14' x 12') Double glazed window to the rear and radiator.



BEDROOM 2

BEDROOM 3 (10' x 9'4) Built in storage cupboard housing the combi boiler, double glazed window to the rear, radiator and tiled flooring.



BEDROOM 3

BATHROOM (10' x 7') Four piece suite comprising of shower cubicle with water fall shower head, free standing roll top bath, WC and wash hand basin. Panelled ceiling with spotlights, part wood panelled walls, tiled splashbacks, wood effect flooring and heated towel rail.

5/ CRIFFEL COTTAGE, ANGERTON, KIRKBRIDE



BATHROOM

OUTSIDE To the front of the property there is a double garage (18'7 max x 16'4 max) with power, lighting, water supply and houses the oil boiler. A gravelled driveway provides ample off street parking alongwith a lawned garden with well established trees and fantastic views across the countryside. A pedestrian gate provides access to the side and rear of the property. To the rear is a patio seating area, external water supply, lawned garden and garden shed. Log store, well established trees and fantastic views.



FRONT ENTRANCE



FRONT GARDEN

6/ CRIFFEL COTTAGE, ANGERTON, KIRKBRIDE



REAR GARDEN

TENURE We are informed the tenure is Freehold

COUNCIL TAX To be confirmed

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.

EPC TO FOLLOW