

Cumbrian Properties

Fair View, Aglionby



Price Region £995,000

EPC-C

Bespoke detached family home | Sought after location
4/5 bedrooms | 3 bathrooms | Landscaped gardens
Garden room, basement bar & gym

01228 599940
2 Lonsdale Street, Carlisle CA1 1DB

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

2/ FAIR VIEW, AGLIONBY

This exceptional detached family home offers four/five bedrooms, three bathrooms and an abundance of living space and underfloor heating to the ground floor with stunning dining kitchen/family room, 30' lounge, garden room, home office, basement bar and gym. An impressive circular hallway with a curved wooden staircase leading to the first floor galleried landing welcomes you and leads to a 30' lounge with multi fuel stove and French doors leading out to the rear garden. The contemporary kitchen really is the hub of the home with a large kitchen island, integrated appliances and bi-folding doors to the rear garden. There is also a home office, a separate utility room and a second reception room or ground floor bedroom. A stunning garden room with integrated pizza oven and gas barbeque with fully retracting bi-folding doors. A curved staircase takes you down to the basement bar/cinema room with an adjoining gym. To the first floor there is a galleried landing with open views leading to the Master bedroom with walk-in wardrobe and en-suite shower room, three further double bedrooms with a second en-suite and four piece family bathroom. Externally, there are well maintained south facing landscaped gardens incorporating lawns, a floodlit 5 hole golf putting/chipping area, multiple decked and paved seating areas, access to the basement bar and a second outdoor bar with bi-folding windows, gas fire and thatched roof. Generous gravelled driveway to the front providing ample parking leading up to a double garage with electric door. **Sold with no onward chain and vacant possession**, this unique property offers everything and more for the growing family and is situated just off the A69 with excellent access into Carlisle city centre, J43 of the M6 and the A69.

The accommodation with approximate measurements briefly comprises:

ENTRANCE HALLWAY Spacious hallway with doors to lounge, kitchen, bar and cloakroom. Stunning wooden staircase to the first floor, two sets of double glazed French doors leading out to the rear garden, tiled flooring, surround sound system, spotlights to ceiling and double glazed full height windows overlooking the garden.



ENTRANCE HALLWAY

CLOAKROOM Two piece suite comprising vanity unit wash hand basin and WC with concealed cistern. Spotlights to ceiling and wood effect flooring.

LOUNGE (30'6 x 20'8) Double glazed bay window, two further double glazed windows and double glazed French doors leading out to the rear garden. Contemporary log burner and beamed ceiling with spotlights.

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LOUNGE

KITCHEN (23'2 x 25'7) Fitted kitchen incorporating Neff induction hob, two Neff ovens, integrated dishwasher, fridge and freezer. Under mounted sink with mixer/boiling water tap, kitchen island, spotlights to ceiling, double glazed bay window, feature curved wall, tile effect flooring and double glazed bi-folding doors overlooking the garden. A bay window looks up to the mezzanine level on the first floor landing, wine cooler, surround sound system and door to the rear hallway.



KITCHEN

REAR HALLWAY Double glazed window and doors to office, ground floor bedroom/sitting room and utility.

OFFICE (10'10 x 6'5) Double glazed frosted window and wood effect flooring.



OFFICE

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GROUND FLOOR BEDROOM/SITTING ROOM (18'5 x 13'6) Two sets of fitted wardrobes, spotlights to ceiling, wood effect flooring and double glazed windows to the front and side elevations.



GF BEDROOM/SITTING ROOM

UTILITY (10' x 6'5) Plumbing for washing machine, space for tumble dryer, sink unit with mixer tap, wall and base units, tiled flooring and door to garage.

CLOAKROOM Vanity unit wash hand basin, WC with concealed cistern, tiled flooring, surround sound system and spotlights to ceiling.

BASEMENT BAR (26'8 x 20'8) Bar area with wine cooler, LED lighting, sink unit, LED lighting and spotlights to ceiling, cast radiator, wood effect flooring and doors to rear garden and gym.



BASEMENT BAR

GYM (20'10 x 11'5) Panelled ceiling with spotlights, exposed brick wall, mirrored wall and curved staircase down to the bar.



GYM

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FIRST FLOOR LANDING A spacious dome shaped landing with six double glazed windows overlooking the rear garden, spotlights to ceiling and doors to bedrooms, bathroom and airing cupboard. Mezzanine level overlooking the kitchen, two Velux windows, two radiators and wood flooring.



LANDING

BEDROOM 1 (31'7 x 13'6) Three double glazed windows, spotlights to ceiling, surround sound system, a range of fitted bedroom furniture, two radiators and two sets of fitted walk-in wardrobes with spotlights to ceiling. Door to en-suite shower room.



BEDROOM 1

EN-SUITE (6'3 x 5') Fully tiled walk-in shower cubicle with spa jet and waterfall shower head, spotlights to ceiling, WC with concealed cistern, vanity unit wash hand basin, double glazed Velux window, tiled flooring, eaves storage and heated towel rail.



EN- SUITE TO BEDROOM 1

BEDROOM 2 (18'5 x 15'10) Feature arched window to the side of the property, two Velux windows, spotlights to ceiling, eaves storage, radiator and fitted wardrobes.

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BEDROOM 3 (19'9 x 15'9 to under eaves) Feature arched window, two Velux windows, spotlights to ceiling, radiator, eaves storage and fitted wardrobes.



BEDROOM 2



BEDROOM 3

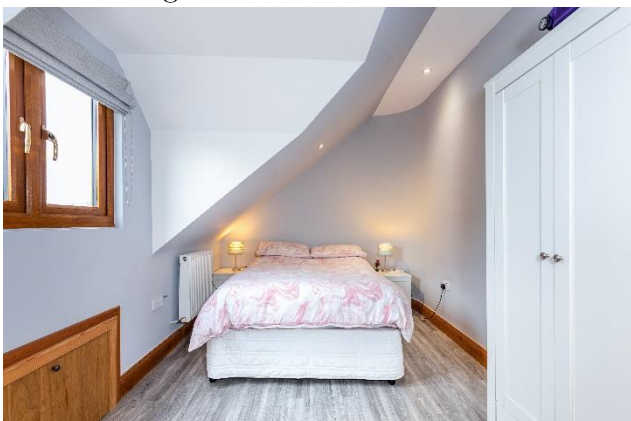
BATHROOM (10' x 7'8) Four piece suite comprising walk-in shower cubicle, spa bath, vanity unit wash hand basin and WC with concealed cistern. Tiled walls, vertical heated towel rail, tiled flooring, surround sound system, spotlights to ceiling and double glazed frosted window.



BATHROOM

BEDROOM 4 (15'4 x 8') Double glazed window overlooking the rear garden, spotlights to ceiling, eaves storage, radiator, wood effect flooring and door to en-suite.

EN-SUITE (6'8 x 6'7) Three piece suite comprising walk-in shower cubicle, WC and wash hand basin. Velux window, eaves storage, heated towel rail, spotlights to ceiling and tile effect flooring.



BEDROOM 4 AND EN-SUITE

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GARDEN ROOM (25' x 19') Bi-folding doors all the way round with a large Velux, spotlights to ceiling, pizza oven, gas barbeque, wine cooler, base units, tiled flooring, surround sound system and under mounted sink with mixer tap. Door to cloakroom.



GARDEN ROOM

OUTSIDE To the front of the property is a gravelled driveway providing ample parking bordered by lawned garden and raised borders. There are generous lawned gardens to the rear incorporating multiple decked and patio seating areas, well-established trees, garden shed, outdoor lighting and electrical sockets. A wooden pergola houses the hot tub where there is an outdoor TV point. A stone curved staircase leads indoors to the basement bar and gym. A floodlit 5 hole golf putting/chipping area with artificial turf and fantastic views. There is massive potential to extend further into the grounds if required or to incorporate vegetable plots or an orchard.

OUTDOOR BAR Thatched roof, bottled gas fire, double glazed bi-fold windows and bar area with wine coolers.



OUTDOOR BAR

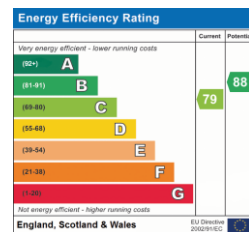
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GARAGE (28'5 x 21'3) Electric roller door, door to cloakroom which also houses the gas boiler, doors to rear garden and outdoor kitchen.



TENURE We are informed the tenure is Freehold.

COUNCIL TAX We are informed the property is in tax band G



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