

# Cumbrian Properties

West Winds, Kirkbampton



**Price Region £330,000**

**EPC-D**

Detached property | Popular village location  
Sun room | 3 double bedrooms | 2 bathrooms  
Generous gardens, drive & garage | Countryside views

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## 2/ WEST WINDS, KIRKBAMPTON

Situated in a well appointed position in Kirkbampton, this three double bedroom, two bathroom family home offers generous gardens with stunning views over the countryside along with ample off street parking and garage. The double glazed and oil central heated accommodation briefly comprises of entrance hall, 21' stunning dining kitchen with integrated appliances which opens into the sun room with bi-folding doors leading out to the generous rear garden. There is a light and airy lounge and a stylish ground floor shower room. To the first floor, off the spacious landing are three double bedrooms, all with stunning countryside views including an 18' master with dual aspect windows and fitted storage, and a three piece bathroom with free standing roll top bath.

Externally, to the front of the property is a lawned garden and a driveway providing off street parking for three vehicles leading up to the garage. To the rear of the property is a generous rear lawned garden and an open aspect. Situated within easy walking distance of Kirkbampton primary school and just a 10 minute drive into Carlisle, this spacious property makes a superb family home.

The accommodation with approximate measurements briefly comprises:

Entry via front door into entrance hall.

**ENTRANCE HALL** Staircase to the first floor, wood effect flooring, cast radiator, ceiling spotlights and coving to ceiling. Doors to lounge, dining kitchen and shower room.



ENTRANCE HALL

**LOUNGE (18' x 11'5)** Double glazed windows to the front and rear elevations, fireplace with potential for log burner with wooden lintel above, part wood panelled wall, two cast radiators, ceiling spotlights and coving to ceiling.



LOUNGE



### 3/ WEST WINDS, KIRKBAMPTON

**DINING KITCHEN (21' max x 10'3 max)** Fitted kitchen incorporating an electric oven and four burner induction hob with extractor hood above, integrated fridge, freezer and dishwasher. Under mounted sink with Quooker tap, breakfast bar, built in pantry which also houses the oil boiler, double glazed window to the rear, column radiator, ceiling spotlights and wood effect flooring. Glazed doors leading into the lounge, UPVC door to the side lane and opening into the sun room.



DINING KITCHEN

**SUN ROOM (10' x 9')** Double glazed bi-folding doors leading out to the rear garden, two double glazed windows, wood effect flooring, column radiator and stunning views across the countryside.



SUN ROOM

**SIDE LANE** Access to the front and rear of the property, plumbing for washing machine, space for tumble dryer, panelled ceiling and access into the garage.

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**SHOWER ROOM (6' x 4'8)** Three piece suite comprising of walk-in shower cubicle with water fall shower head, vanity unit wash hand basin and WC with concealed cistern. Boarded walls, panelled ceiling with spotlights, wood effect flooring and heated towel rail.



SHOWER ROOM

**FIRST FLOOR LANDING** Built in wardrobe with lighting, double glazed window, radiator and loft access. Doors to bedrooms and bathroom.

**MASTER BEDROOM (18' x 11'6)** Double glazed windows to the front and rear elevations with stunning views to the rear across the countryside. Two radiators and built in storage cupboard.



MASTER BEDROOM

**BEDROOM 2 (10'7 x 10'4)** Radiator and double glazed window to the rear with views over the countryside.



BEDROOM 2



5/ WEST WINDS, KIRKBAMPTON

**BEDROOM 3 (10'4 x 9'9)** Radiator and double glazed window to the rear with views over the countryside.



BEDROOM 3

**BATHROOM (6' x 6')** Three piece suite comprising of free standing roll top bath with shower attachment, vanity unit wash hand basin and WC with concealed cistern. Tiled walls, tiled flooring, panelled ceiling with spotlights, heated towel rail and double glazed frosted window.



BATHROOM

**OUTSIDE** To the front of the property there is a lawned garden along with driveway parking for three vehicles leading up to the garage. To the rear is a generous lawned garden, patio seating area, the oil tank, outside water supply, covered drying area and outhouse.



GARDENS

6/ WEST WINDS, KIRKBAMPTON



VIEW TO THE REAR

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

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

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