

# Cumbrian Properties

Little Pines, Newton Arlosh



**Price Region £450,000**

**EPC-**

Detached property | Separate Annexe  
2 reception rooms | 4 double bedrooms | 4 bathrooms  
Open aspect | Double garage, drive and garden

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## 2/ LITTLE PINES, NEWTON ARLOSH, WIGTON

This exceptional four bedroom, four bathroom detached family home is outstanding. Off the grand entrance hall is a spacious (22' x 19') dining lounge with multi fuel stove, (29'7 x 15'8) dining kitchen with separate utility, study, second reception room and cloakroom. Off the galleried landing is a master bedroom with walk-in wardrobe & dressing room leading to a four piece en-suite with free standing roll top bath. Three further bedrooms, two with en-suite facilities, and family bathroom with whirlpool bath. All rooms to the rear of the property enjoy the stunning views towards Skiddaw. To the side of the property is a separate entrance leading to a stairway to a first floor Annexe which includes a kitchen area, perfect as a games room, office or bedroom. Rear lawned garden with decked area currently occupying a hot tub, perfect for enjoying the tranquility of country life and open views towards Skiddaw. Double garage and paved driveway to the front of the property providing off street parking. This stunning self build has under floor heating to the entire ground floor and oil central heating to the first floor, boasts quality fixtures and fittings throughout including oak doors and flooring and offers everything that a growing family would need.

The accommodation with approximate measurements briefly comprises:

Entry via composite door into entrance hall

**ENTRANCE HALL (19'4 x 19')** Bifurcated oak staircase to the first floor with glazed panels, storage cupboard, spotlights to ceiling and engineered oak flooring with underfloor heating. Doors to dining kitchen, lounge, study and cloakroom.



ENTRANCE HALL

**CLOAKROOM** Two piece suite comprising of WC and wash hand basin over vanity unit. Heated towel rail and engineered oak flooring.

**STUDY (9'2 x 7'2)** Double glazed window to the front and wood effect flooring.



STUDY



### 3/ LITTLE PINES NEWTON ARLOSH, WIGTON

**DINING KITCHEN (29'7 x 15'8)** Fitted kitchen incorporating oak worksurfaces, Range style cooker with 7 burner gas hob and extractor hood above, integrated dishwasher, double Belfast sink, integrated wine cooler and kitchen island. Double glazed window to the side, double glazed French doors to the rear garden, engineered oak flooring, spotlights to ceiling and doors to utility and dining lounge.



DINING KITCHEN

**UTILITY (9' x 8'6)** A range of base units with wood worksurfaces, plumbing for washing machine, space for tumble dryer, UPVC door to the side of the property, engineered oak flooring and door to rear hallway.



UTILITY

**REAR HALLWAY** Doors to double garage, UPVC door and staircase leading to the Annexe living area.

4/ LITTLE PINES, NEWTON ARLOSH, WIGTON

**LOUNGE (22' x 19')** Multi fuel stove in brick surround with oak beam above, two sets of double glazed French doors to the rear garden, feature wood panelling to one wall and door to reception room 2.



LOUNGE

**RECEPTION ROOM 2 (11'3 x 9')** Double glazed window to the side of the property.

**GALLERIED LANDING** Doors to bedrooms, bathroom and storage cupboard housing the hot water cylinder. Access to boarded loft space.



RECEPTION ROOM 2



GALLERIED LANDING



5/ LITTLE PINES, NEWTON ARLOSH, WIGTON

**MASTER BEDROOM (21'10 x 15'3)** Double glazed French doors opening onto a Juliette balcony enjoying an open aspect over the fields to the rear. Double glazed window, radiator and feature wood panelling to one wall. Door to walk-in wardrobe.



MASTER BEDROOM

**WALK-IN WARDROBE** Automatic spotlights, radiator, wood effect flooring and door to en-suite bathroom.



WALK-IN WARDROBE

**EN-SUITE BATHROOM (12'5 x 9')** Four piece suite comprising a free standing roll top, double fully boarded shower cubicle, wash hand basin and WC. Heated towel rail, tiled flooring, automatic spotlights to ceiling and double glazed frosted window.



EN-SUITE BATHROOM

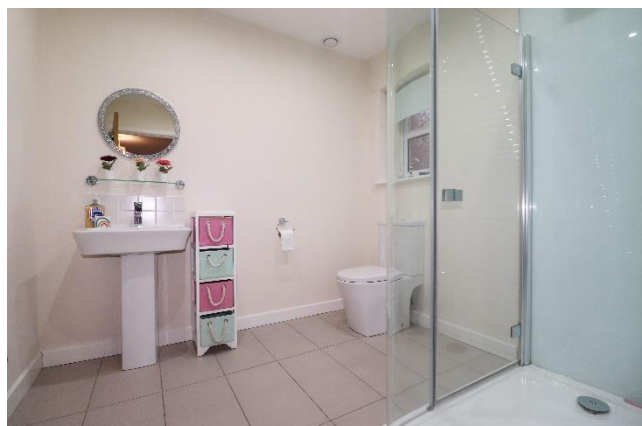
6/ LITTLE PINES, NEWTON ARLOSH, WIGTON

**BEDROOM 2 (15'8 max x 15'3 max)** Two double glazed windows to the rear with open aspect, radiator, feature wood panelling to one wall and door to en-suite.



BEDROOM 2

**EN-SUITE SHOWER ROOM (7'6 x 7'3)** Three piece suite comprising fully boarded double shower cubicle, wash hand basin and WC. Tiled flooring, double glazed frosted window, heated towel rail and automatic spotlights to ceiling.



EN-SUITE TO BEDROOM 2

**BEDROOM 3 (13'8 x 11'6)** Double glazed window to the front, radiator and door to the en-suite.

**EN-SUITE (9' x 5'9)** Three piece suite comprising of fully boarded double shower cubicle, wash hand basin and WC. Heated towel rail, tiled flooring, automatic spotlights and double glazed frosted window.



BEDROOM 3



EN-SUITE TO BEDROOM 3



7/ LITTLE PINES, NEWTON ARLOSH, WIGTON

**BATHROOM (8'3 x 7'6)** Three piece suite comprising of corner whirlpool bath, wash hand basin and WC. Tiled flooring, heated towel rail, tiled splashbacks, automatic spotlights to ceiling and double glazed frosted window.

**BEDROOM 4 (14' x 11'5)** Feature pyramid window, radiator.



BATHROOM



BEDROOM 4

**ANNEXE**

**(24'2 x 16' to under eaves)**

Oak staircase with glazed panels, oak handrails and banisters from the rear hallway leading to the annexe living space incorporating a 1.5 bowl sink unit with instant hot water tap, wine cooler, base units and drawers, three double glazed velux windows, radiator and spotlights to ceiling. Broadband and Sky connections.



ANNEXE LIVING AREA

**DOUBLE GARAGE** Power and lighting.

**OUTSIDE** Double garage and paved driveway to the front providing off street parking for 3 vehicles. To the rear of the property is a lawned garden with flag stone patio, outside water tap, outside sockets, open views, decking area, raised flower beds and shillied borders.

8/ LITTLE PINES, NEWTON ARLOSH, WIGTON



**TENURE** Freehold

**COUNCIL TAX** D

**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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	84	89
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	