

# Cumbrian Properties

## Ash Tree House, Culgaith



**Price Region £375,000**

**EPC-E**

Semi-detached property | Sought after village location  
2 receptions | 4 double bedrooms | 1 bathroom  
Gardens with countryside views to the rear | Original features

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## 2/ ASH TREE HOUSE, STATION ROAD, CULGAITH

A well-presented four double bedroom semi-detached property benefiting from oil-fired central heating and double glazing throughout. The property briefly comprises, entrance, dining kitchen, inner hall, lounge, separate dining room and a useful pantry/utility room. To the first floor there are four double bedrooms and a modern four-piece family bathroom. Externally, the property enjoys a mature rear garden mainly laid to lawn with drystone walling, shillies, timber shed, greenhouse, vegetable patches and stunning open views across neighbouring countryside, while to the front is a gated garden enclosed by drystone walling featuring a mature lawn, flagstone pathways, timber shed and established shrub and hedge borders, offering generous living space in a rural village setting.

The double glazed and oil central heated accommodation with approximate measurements briefly comprises:

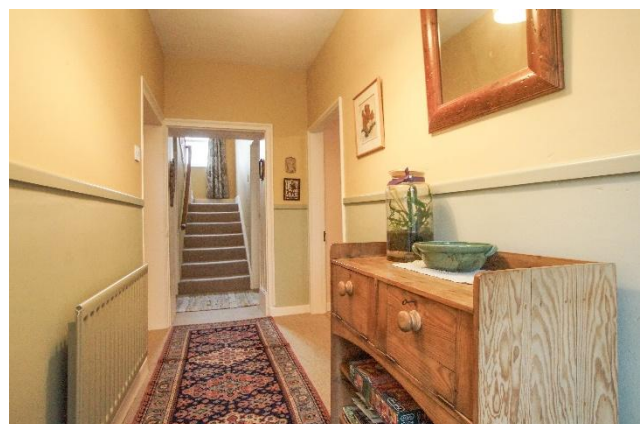
**Entrance to the property leads into the dining kitchen.**

**DINING KITCHEN** Fitted kitchen incorporating sink with drainer and mixer tap, Rayburn stove with tiled splashback. Double glazed UPVC sash window to the front, tiled flooring and exposed timber beam. Kitchen leads through to the inner hallway.



DINING KITCHEN

**INNER HALLWAY (19'5 x 4'5)** Radiator, dado rail, understairs cupboard, staircase to the first floor and doors to the lounge, dining room, kitchen, pantry/utility room and double glazed UPVC door to the rear garden.



INNER HALLWAY

### 3/ ASH TREE HOUSE, STATION ROAD, CULGAITH

**LOUNGE** Double glazed UPVC sash window to the rear, radiator, fitted cupboards and shelving.



LOUNGE

**DINING ROOM (14'5 x 12')** Double glazed UPVC sash window to the rear, fireplace, wooden flooring, exposed timber beam and radiator.



DINING ROOM

**PANTRY/UTILITY ROOM (11'6 x 9')** Double glazed UPVC window to the front, sink with drainer and mixer tap, freestanding oven & grill with four burner hob and plumbing for washing machine.



PANTRY/UTILITY ROOM

4/ ASH TREE HOUSE, STATION ROAD, CULGAITH

**FIRST FLOOR**

**LANDING** Double glazed UPVC window to the front, built-in storage and doors to 4 bedrooms and family bathroom.

**BEDROOM 1 (14'5 x 13')** Double glazed UPVC sash window to the rear, radiator, built-in storage cupboards, exposed timber beam.



BEDROOM 1

**BEDROOM 2 (12'5 x 11')** Double glazed UPVC sash window to the rear, exposed timber beams and radiator.



BEDROOM 2

**BEDROOM 3 (15' x 11'6)** Double glazed UPVC sash window to the front, radiator and exposed timber beam.



BEDROOM 3

5/ ASH TREE HOUSE, STATION ROAD, CULGAITH

**BEDROOM 4 (11'5 x 12')** Double glazed UPVC sash window to the front and radiator. Currently utilised as office space/textile room.



BEDROOM 4

**FAMILY BATHROOM (14'5 x 5')** Four piece suite comprising panelled bath with mixer tap, walk-in electric rainfall shower and separate shower attachment, wash hand basin with mixer tap and WC. Heated towel rail, wood effect laminate flooring, frosted double glazed UPVC sash window to the rear.



FAMILY BATHROOM

**OUTSIDE** To the rear of the property is a mature lawned and drystone walled garden with stunning views over neighbouring fields and countryside. Rear garden comprises laid shillies, flowerbeds, mature trees and shrubs, vegetable patch, greenhouse and timber shed. To the front of the property is a gated and drystone walled mature garden with laid flagstones, timber shed along with floral and shrubbed borders.



FRONT OF THE PROPERTY & GARDEN

6/ ASH TREE HOUSE, STATION ROAD, CULGAITH



REAR OF THE PROPERTY & GARDEN

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

**COUNCIL TAX** We are informed the property is Tax Band D.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		81
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	51	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**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.

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Estate agents in the UK are legally required to conduct Anti-Money Laundering (AML) checks on buyers, focusing on identifying the buyer and verifying their source of funds. Key requirements include a valid photo ID (passport/driving license), proof of address (utility bill/bank statement), and documented proof of funds (bank statements, mortgage agreement, or proof of gift). To carry out these checks there will be **a charge of £36 inc. vat per person** that will need to be paid for by Debit Card before a property can be marked Sold and Instructions sent to Solicitors.