

Cumbrian Properties

West Winds, Calthwaite



Price Region £400,000

EPC-E

Detached bungalow | Desirable village location
1 reception | 4 bedrooms | 1 bathroom
Open views | No onward chain

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2/ WEST WINDS, CALTHWAITE

A fantastic four bedroom detached bungalow positioned along a quiet lane with beautiful open views within the popular village of Calthwaite. Located within easy reach of both Penrith and Carlisle, this sizeable property would make a wonderful family home with ample space for any growing family. Internally the immaculately presented accommodation boasts four bedrooms, a spacious bathroom, impressive lounge and family dining kitchen along with a utility room, cloakroom, study and access to the generous garage with loft storage. Outside the property has lawned gardens to three sides with beautiful countryside views to the front and rear. This property has been lovingly maintained by the present owners, yet with huge scope to improve and add value makes this an exciting opportunity for those looking to put their own stamp on a great home. Calthwaite is a wonderful village with a great community, popular nursery and primary school making this an excellent choice for families. Sold with no onward chain viewing is essential to fully appreciate the potential this impressive property has to offer.

The accommodation with approximate measurements briefly comprises:

Front door into entrance hall.

ENTRANCE HALL Doors to lounge, study, dining kitchen, bathroom and bedrooms. Two radiators, loft access and walk-in shelved airing cupboard housing the hot water cylinder.



ENTRANCE HALL

LOUNGE (19' x 18') Double glazed sliding patio doors to the front garden, wood framed double glazed windows to the sides, two radiators, open fireplace and coving to the ceiling.



LOUNGE

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STUDY (7' x 5') Wood framed double glazed window to the front, coving to the ceiling and radiator.

DINING KITCHEN (24'5 narrowing to 11'9 x 19' narrowing to 15')

DINING AREA Two wood framed double glazed windows to the front, two radiators and coving to the ceiling.

KITCHEN AREA Fitted kitchen incorporating an oil fired Aga, built-in oven and microwave, hob with extractor hood above, integrated dishwasher, space for fridge freezer, one and a half bowl sink with mixer tap, tiled worksurfaces, part tiled walls and wood framed double glazed window to the rear. Door to rear hall.



DINING KITCHEN

REAR HALL Doors to cloakroom, utility room and garage. Wooden door to the front of the property.



REAR HALL



UTILITY ROOM

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CLOAKROOM Low level WC, wash hand basin, part tiled walls, radiator and wood framed double glazed window to the front.

UTILITY ROOM (10' x 9') Base units with worksurfaces, single bowl sink with mixer tap, floor standing boiler, plumbing for washing machine, space for additional white goods, wood framed double glazed window to the rear and coving to the ceiling.

BATHROOM (14' x 7'9) Five piece suite comprising shower above panelled bath, shower cubicle, low level WC, bidet and wash hand basin. Part tiled walls, coving to the ceiling, radiator and wood framed double glazed window to the rear.



BATHROOM

BEDROOM 1 (14' x 11'9) Wood framed double glazed window to the front, radiator and coving to the ceiling.



BEDROOM 1

BEDROOM 2 (13' max x 12') Wood framed double glazed window to the rear, coving to the ceiling and radiator.



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BEDROOM 3 (11'5 x 7'9) Wood framed double glazed window to the rear, radiator and coving to the ceiling.



BEDROOM 3

BEDROOM 4 (11'6 x 7'9) Wood framed double glazed window to the rear and radiator.



BEDROOM 4

OUTSIDE The property occupies a generous plot with lawned gardens to three sides and a driveway providing parking for two cars leading to the garage.

GARAGE (18'4 x 15') Up and over door, power and light, wood framed double glazed window to the rear, fitted storage units, coal bunker and access to a boarded loft via a pull-down ladder.



GARDENS

6/ WEST WINDS, CALTHWAITE

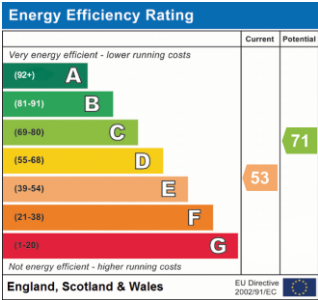


VIEWS

TENURE We are informed the tenure is Freehold.

COUNCIL TAX We are informed the property is Tax Band F.

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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