

Cumbrian Properties

Glendue, Newtown, Irthington

DRAFT



Price Region £290,000

EPC-

Detached property | Gated driveway & gardens
1 reception room | 2 double bedrooms | 1 bathroom
Conservatory | Stunning countryside views

2/ GLENDUE, NEWTOWN, IRTHINGTON

This immaculately presented two double bedroom detached property, situated in the sought after location of Irthington, to the east of Carlisle. Property is oil central heated, fully double glazed and briefly comprises entrance hall, bay window lounge with wood burning stove, a fitted kitchen with granite worktops, dining room and conservatory, inner hall, cloakroom, and utility room. To the first floor, there are two double bedrooms with fitted wardrobes to the master and both bedrooms benefitting from stunning views. Four piece family bathroom, walk in storage cupboard on the first floor landing. To the rear of the property, is a fenced low maintenance well presented garden comprising sandstone patio, greenhouse, path to the side of the property. To the front of the property is a walled and gated mature lawned garden with block paved and shillied driveway, benefiting from shrub and floral borders. The property is a short drive from Brampton, therefore is close to many amenities such as shops, schools, supermarkets, local pharmacies, pubs, and cafés. Irthington, near Brampton in Cumbria, offers peaceful rural living with stunning countryside views, ideal for walking, cycling, and enjoying the outdoors. The village has a friendly, close-knit community with a welcoming atmosphere and local events at the village hall. It's conveniently located just 15 minutes from Carlisle and close to Brampton, providing easy access to shops, schools, and transport links via the A69 and M6. Families benefit from nearby well-regarded schools, including Irthington Village School, and the area is perfect for those seeking a safe and spacious environment. With attractions like Hadrian's Wall, Talkin Tarn, and Gelt Woods nearby, it's a great spot for nature lovers and history enthusiasts alike.

The accommodation with approximate measurements briefly comprises:

Entrance to the property leads to the entrance hall

ENTRANCE HALL (14'4 x 6'8) Double glazed UPVC window to the side, staircase to the first floor, doors to the lounge and kitchen.



ENTRANCE HALL

LOUNGE (16'0 x 13'9) Double glazed UPVC bay window to the front, coving to the ceiling, radiator and wood burning stove.



3/ GLENDUE, NEWTOWN, IRTHINGTON

KITCHEN (12'2 x 11'0) Fitted kitchen incorporating electric oven & grill, 4 burner electric hob with extractor hood above, 1.5 sink unit with mixer tap, granite worktops and tiled splashbacks, double glazed UPVC window to the rear, radiator and tiled flooring, archway to dining room/conservatory and door to inner hall.



DINING ROOM/CONSERVATORY (20' x 10'8) Coving to the ceiling, radiator. Conservatory has electric radiator, double glazed UPVC French doors to the side, leading to the garden. Wood effect laminate flooring.



DINING ROOM/CONSERVATORY

INNER HALL (3'9 x 2'11) Double glazed UPVC door to the side and door to the cloakroom and utility room.

4/ GLENDUE, NEWTOWN, IRTHINGTON

CLOAKROOM (5'6 x 2'8) Two piece suite comprising W/C and sink unit with mixer tap. Cloakroom has tiled flooring.



CLOAKROOM

UTILITY ROOM (10'8 x 9'9) Formerly the garage, split into two areas to provide a storage area and utility comprising wall and base units, fitted worktops, tiled splashbacks and a 1.5 bowl sink unit with mixer tap. Plumbing for washing machine and tumble dryer or dishwasher, space for fridge freezer, tiled flooring and double glazed UPVC window to the side. Door to the storage area.



UTILITY ROOM

STORAGE AREA Roller door, power, and light.

FIRST FLOOR.

LANDING Doors to walk-in shelved storage cupboard, two bedrooms and the bathroom, access to the loft.

BEDROOM 1 (13'7 x 14'5) Double glazed UPVC window to the front, radiator, fitted wardrobes, built in storage cupboard, wood effect laminate flooring.



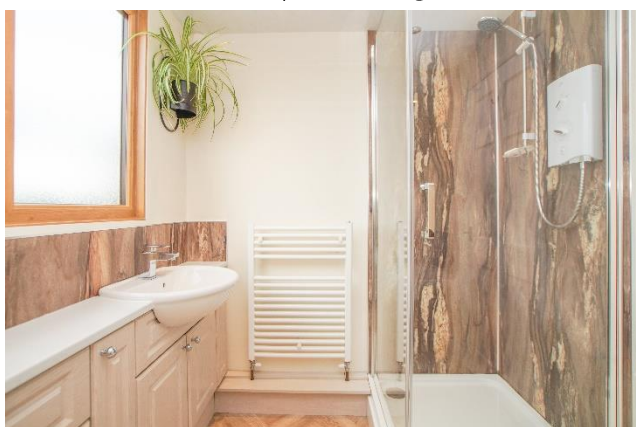
5/ GLENDUE, NEWTOWN, IRTHINGTON

BEDROOM 2 (14' x 10') Double glazed UPVC window to the rear. Built in shelved storage cupboard housing the hot water tank, under eaves storage, radiator, and wood effect laminate flooring.



BEDROOM 2

BATHROOM (9'7 x 6'4) Four piece suite comprising W/C, sink unit with mixer tap, panelled bath with mixer tap and shower attachment and walk-in electric shower. Two heated towel rails, panelled splashback, frosted double glazed UPVC window to the side and wood effect vinyl flooring.



BATHROOM

OUTSIDE Gated and walled lawned front garden with mature shrubs, bushes and block paved driveway with laid shillies. To the side of the property is the Worcester boiler and to the rear of the property, there is a low maintenance fenced garden with floral borders, oil tank, external tap and sandstone patio with views over the neighbouring open countryside.



6/ GLENDUE, NEWTOWN, IRTHINGTON



FRONT



REAR

TENURE

COUNCIL TAX

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EPC GRAPH TO FOLLOW