



| Armathwaite | Carlisle | CA4 9RB

Guide Price £450,000



**david britton**  
ESTATES

## Key features

- 3 bedroom detached bungalow
- set in approx 0.6 of an acre
- stunning views
- driveway parking for 3-4 vehicles
- LPG Gas central heating
- Water treatment plant
- Entrance hallway
- Sunroom
- Living/dining room
- Kitchen/dining area

## Description

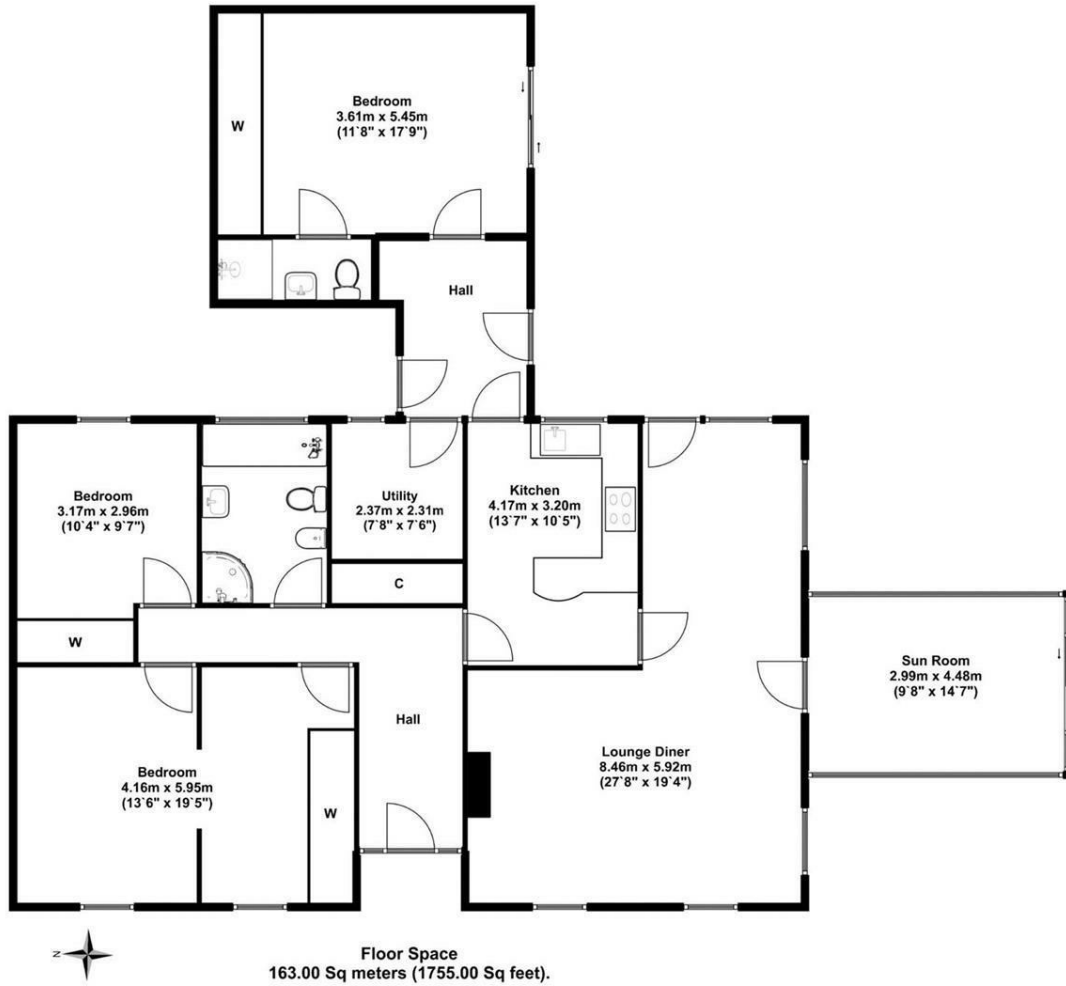
Set in an incredible location in the heart of the Eden Valley with amazing views all round situated just outside of Armathwaite is this lovely 3 bedroom detached bungalow. The property sits in approx 0.6 acre with driveway parking for several vehicles and is extremely spacious throughout with large entrance hallway, kitchen/diner, large living/dining room, sun room, utility room, 3 double bedrooms, 1 with an en-suite and 1 with a dressing room and family bathroom. Externally the generous plot extends to just over half an acre with stunning views and outbuildings. The village of Armathwaite is only 2 miles away where there are lots of facilities including a shop with Post Office, nursery, Primary school, train station on the Carlisle to Settle line, 2 award winning pubs, church and village hall. Carlisle and Penrith are both equal distances away where there are lots of further amenities. Armathwaite offers access to the A6 and M6.

## Directions





# Floor plans



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>56</b>
(39-54) <b>E</b>	<b>39</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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