

# Croftfield

AGLIONBY | WETHERAL | CARLISLE



**FINEST**  
PROPERTIES



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# A modern detached bungalow and large high specification building with further potential

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M6 J43 1.1 miles | Wetheral 2 miles | Carlisle City Centre 3.3 miles | Carlisle Lake District Airport 4.8 miles  
Brampton 6.3 miles | Keswick 35.8 miles | Newcastle International Airport 52.7 miles









## Accommodation in Brief

Hall | Lounge | Kitchen/Dining | Utility | Two Bedrooms | Bathroom  
Principal Bedroom | Ensuite | Hall | Office | WC | Plant Room  
Integral Double Garage

Gardens | Driveway Parking

Detached Outbuilding | Large Parking Area







## The Property

Situated in the small village of Aglionby, a short distance from Carlisle Golf Course, this immaculately presented three-bedroom, two-bathroom bungalow offers an attractive blend of practicality and comfort.

This property stands out with its substantial outbuilding and spacious adjoining garage, providing ample and practical space for various projects or professional pursuits.

The property boasts a large tarmac driveway, ensuring plentiful parking space, and its proximity to the A69 makes commuting seamless and stress-free.

One long, continuous hallway connects the living areas and accommodations of Croftfield. Porcelain floor tiles feature throughout the hallway, extending into a well-appointed kitchen featuring premium granite countertops, an elevated extractor fan, and a variety of high-quality appliances. Adjacent to the kitchen, the dining area boasts French doors that lead directly to the garden.

The living room is comfortably sized and features a media wall with an integrated television and an electric fire. Glass doors on either side lead to the garden. For added convenience, the home includes a generously sized utility room equipped with a modern washer/dryer.

The beautiful bedrooms are well-sized, with the main bedroom enjoying the benefit of an extremely stylish ensuite shower room. The other two bedrooms are also spacious and share a fabulous, modern family bathroom equipped with a large bath and shower, catering to the needs of a family or guests. Each bedroom is thoughtfully equipped with built-in wardrobes and air conditioning, offering comfort and convenience. Additionally, the property is fitted with high-quality, energy-efficient window glazing, providing excellent insulation and contributing to the overall energy efficiency of the home.





On the periphery of the main bungalow, partitioned by a second hallway, there is an office, WC, and plant room adjoining the large garage with electric door vehicle access. This garage is an excellent space for professional or hobbyist purposes.

The separate, recently constructed outbuilding features an electric garage door for vehicle access and benefits from a water and electricity supply. This high-specification building is perfect for many uses, including excellent business premises, storage for classic cars, or perhaps conversion to a separate residential unit, subject to the necessary planning consents. Having been built with quality in mind, the property is over-engineered with cavity wall insulation, floor insulation, 4-inch pipework, heating, plumbing, and Velux windows.







## Externally

Croftfield is nestled within a secure, private perimeter, featuring electric gates for access and a CCTV system overseeing the exterior. The property offers ample parking with a large tarmac driveway and a separate garage featuring an electric door. There is an easy maintenance AstroTurf Garden adjoining the kitchen diner for relaxation and entertainment.

### Local Information

Aglionby is a small village located a short distance away from Wetheral and Carlisle, with easy access to the A69 and the various amenities that Carlisle has to offer. Wetheral itself is home to a selection of amenities, including coffee shops and restaurants. The area is rich in natural splendour, boasting attractions such as the serene Wetheral Woods, which is under the protection of the National Trust. Carlisle offers a comprehensive range of social, leisure, retail and cultural opportunities with an attractive pedestrian area and an impressive cathedral and castle. The surrounding countryside offers excellent walks and outdoor opportunities, including the nearby Lake District.

For schooling, there are several primary and secondary schools all within easy reach, including Warwick Bridge Primary School. Private schooling is offered at Austin Friars School in Carlisle.

The property is well positioned for road commuters, with major routes such as the M6 and the A69 nearby, and easily accessible. There is a rail station in Carlisle providing excellent main line services to major UK cities north and south. Carlisle Lake District Airport with free parking currently provides flights to Belfast, Dublin and London Southend.





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# Floor Plans



Ground Floor

Second Floor

Total area: approx. 211 sq. metres (2271 sq. feet)

## Directions

Start your journey on the B6529 in Corbridge, and head towards the A69 junction. Join the A69 and proceed eastward. Continue on the A69 for approximately 36.4 miles. After approximately 35 minutes, you will approach Carlisle. Look for signs indicating the approach to the River Eden. Turn right at the signpost for Aglionby. This turn is shortly after the bridge over the River Eden.

Google Maps

what3words



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## Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

## Services

Mains electricity, gas and water. Gas-fired boiler.

Postcode

Council Tax

EPC

Tenure

CA4 8AQ

Band E

Rating B

Freehold

## Viewings Strictly by Appointment

T: 015394 68400

E: [cumbria@finestgroup.co.uk](mailto:cumbria@finestgroup.co.uk)











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