



Criffel View

Newton Arlosh, Wigton, CA7 5ET

Guide Price £385,000



- Spacious Detached Bungalow with Lovely Views
- Fabulous Open-Plan Kitchen with Dining/Family Area
- Conservatory to the Rear
- Stylish Family Bathroom with Roll-Top Bathtub & TV
- Lawned Front Garden plus Paved Rear Garden
- Lovingly Cared-For & Versatile Accommodation
- Large Living Room with Multi-Fuel Stove
- Four Double Bedrooms with Master En-Suite
- Ample Off-Road Parking plus an Attached Garage & Two Garage Stores
- EPC - D

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Criffel View is a magnificent four-bedroom home, perfectly situated in Newton Arlosh village and enjoying spectacular views to the rear towards Criffel and to the front towards the Lakeland Fells. Offering an abundance of lovingly cared-for and versatile accommodation throughout, it is an ideal property for families or those seeking extra space and comfort.

Internally, the home boasts a fabulous open-plan kitchen with a dining/family area, an exceptional space for family meals and entertaining guests. For more formal occasions or cosy evenings in, the spacious living room features a multi-fuel stove, a true focal point of the room, along with a convenient adjoining conservatory. For day-to-day practicalities, all four bedrooms are doubles, three of which include built-in wardrobes, with the master bedroom benefiting from a four-piece en-suite bathroom. Adding an extra touch of luxury, the stylish family bathroom features a freestanding roll-top bath with its own integrated television, perfect for relaxing and unwinding.

Stepping outside, the property is set back from the road and enjoys a large lawned front garden with hedging for privacy, along with an abundance of parking to the front and side elevations, ideal for those with larger vehicles, a caravan, or a campervan. Additionally, the property benefits from a large attached single garage, two additional garage stores, and a paved rear garden.

An excellent opportunity to acquire a spacious, versatile, and well-appointed home in a fantastic location. Contact Hunters today to arrange your viewing.

Utilities, Services & Ratings:

Oil-Fired Central Heating and Double Glazing Throughout.

EPC - D and Council Tax Band - D.

The village of Newton Arlosh lays within the Solway Coast AONB, to the North-West of Cumbria. Within the village itself you have the Joiners Arms public house along with a village hall, whilst the neighbouring village of Kirkbride offers a further array of conveniences including the Inn at the Bush, Kirkbride Primary School and a convenience store. A wider selection of amenities including supermarkets, garages and secondary schools can be located within Wigton, a 20 minute drive South or Carlisle, a 30 minute drive East. For those who love the great outdoors, the Lake District National Park is accessible within an hour, providing endless hours of beautiful walks, picturesque scenery and all the exceptional recreational activities that Lakeland has to offer. Rail connections can be found within Wigton, which connects locally throughout Western Cumbria and back to Carlisle's Citadel station, part of the West Coast mainline.

Tel: 01228 584249

GROUND FLOOR:

HALLWAY

Entrance door from the front, internal doors to the kitchen dining/family room, four bedrooms and family bathroom, radiator, tiled flooring, and a built-in cupboard with bi-folding door.

KITCHEN DINING/FAMILY ROOM

Kitchen Area:

Extensive fitted kitchen with central island and breakfast bar, comprising a range of base, wall and drawer units with worksurfaces and splashbacks above. Integrated eye-level electric double oven with grill, electric hob, extractor unit, integrated fridge, space and plumbing for a dishwasher, space and plumbing for a washing machine, space for a tumble drier, recessed spotlights, radiator, tiled flooring and two double glazed windows to the front aspect.

Dining/Family Area:

Internal doors to the living room, WC/cloakroom and garage, radiator, recessed spotlights, airing cupboard, loft-access point and tiled flooring.

LIVING ROOM

Double glazed window to the side aspect, radiator, feature brick fireplace with inset multi-fuel stove, and double doors to the conservatory.

CONSERVATORY

Double glazed windows to the rear aspect, external door to the rear garden, and a radiator.

MASTER BEDROOM & EN-SUITE

Master Bedroom:

Double glazed window to the rear aspect, double glazed window to the side aspect, radiator, built-in wardrobe with double doors, and an internal door to the en-suite bathroom.

En-Suite:

Four piece suite comprising a WC, wash hand basin, bathtub and shower enclosure with mains shower. Part-tiled walls, radiator, extractor fan and an obscured double glazed window.

BEDROOM TWO

Double glazed window to the rear aspect, and a radiator.

BEDROOM THREE

Double glazed window to the side aspect, radiator and a built-in wardrobe with double doors.

BEDROOM FOUR

Double glazed window to the front aspect, double glazed window to the side aspect, radiator and a built-in wardrobe with double doors.

FAMILY BATHROOM

Four piece suite comprising a WC, pedestal wash basin, roll-top bathtub with hand shower attachment, and a shower enclosure benefitting a mains shower with rainfall shower head and wand. Part-boarded walls, chrome towel radiator, integrated TV besides the bathtub, tiled flooring, recessed spotlights, extractor fan, and a built-in cupboard.

WC/CLOAKROOM

Two piece suite comprising a combination vanity unit with WC and wash hand basin. Boarding splashbacks, chrome towel radiator, extractor fan and an obscured double glazed window.

EXTERNAL:

Front Garden & Driveway:

To the front of the property is a large lawned garden, bordered by laurel hedging for privacy, and a part-concrete, part-hardcore driveway providing off-road parking for three to four vehicles. The driveway gives access to the attached garage, as well as a five-bar wooden gate allowing vehicular access to the side of the property and onto the rear garden/further parking area.

Rear Garden & Parking Area:

To the rear of the property is a fully paved patio garden, complete with a log store and a small greenhouse. To the side of the property, there is a small lawn area and two garage stores, one measuring approximately 22' x 14', and the second 10' x 10'. Additionally, a large block-paved parking area on the opposite side of the bungalow can accommodate numerous vehicles, a caravan, or a campervan.

GARAGE

Electric up and over garage door, pedestrian access door, freestanding oil-fired boiler, cold water tap, power, lighting and a double glazed window to the rear aspect.

WHAT3WORDS:

For the location of this property, please visit the What3Words App and enter - backs.readily.lushly

AML DISCLOSURE:

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

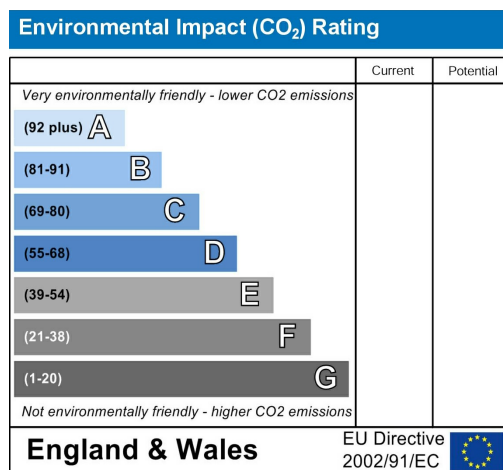
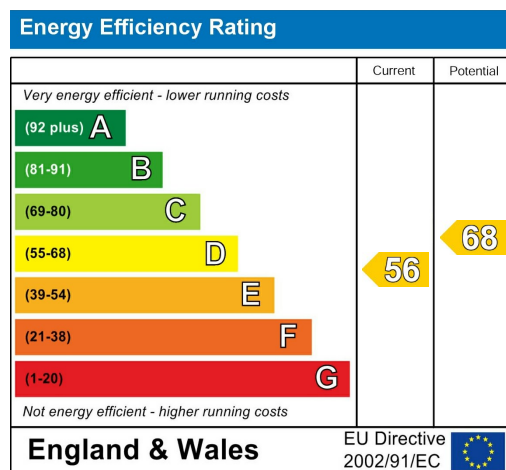
Floorplan







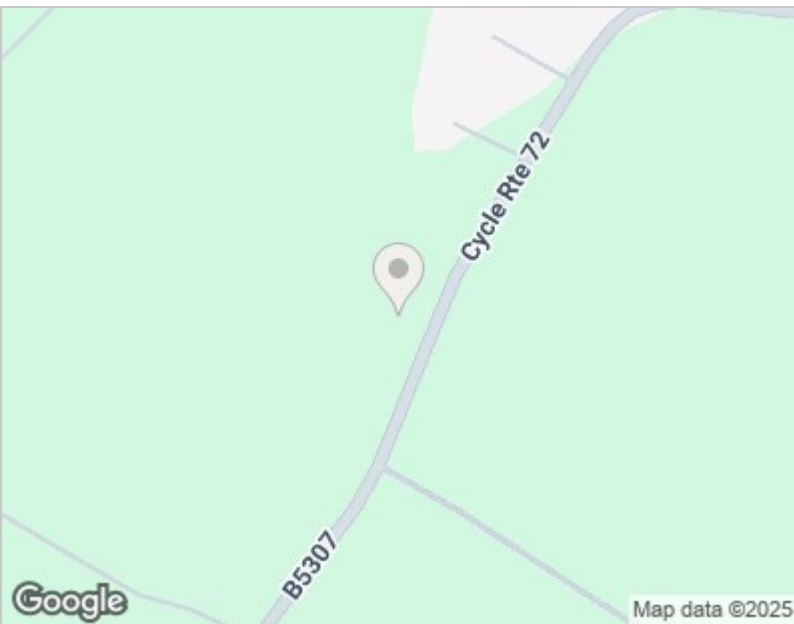
Energy Efficiency Graph



Viewing

Please contact our Hunters Carlisle & South West Scotland Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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