



## Oaks Lane

Kirkbampton, Carlisle, CA5 6HY

Guide Price £395,000



- Executive & Spacious Detached Bungalow
- Impeccably Maintained & Beautifully Appointed
- Large Kitchen with Adjoining Utility Room
- Family Bathroom with Spa Bathtub
- Ample Off-Road Parking & Integral Garage
- Elevated Plot within a Cul-De-Sac Setting
- Living Room, Dining Room & Two Sunrooms
- Four Bedrooms with Master En-Suite.
- Beautifully Appointed & Maintained Gardens
- EPC - E

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Tucked away on an elevated plot in the peaceful village of Kirkbampton, this elegant four-bedroom detached bungalow offers a rare opportunity for those seeking space, serenity and style in their mature years. Impeccably maintained and beautifully appointed throughout, the property provides generously proportioned accommodation with four reception areas, including two delightful sunrooms that capture natural light and garden views all year round. The spacious kitchen, complete with an adjoining utility room, is ideal for both everyday living and entertaining, while the four comfortable bedrooms offer flexibility for guests, hobbies, or additional relaxation. The master bedroom enjoys fitted wardrobes and a private en-suite, while the remaining bedrooms are served by a luxurious four-piece family bathroom including a spa bathtub. A separate office or study provides a quiet retreat for home working and the integral garage with electric door adds ease and practicality. The crowning jewel is the spectacular rear garden, a lovingly landscaped haven of colour and calm, perfect for enjoying a slower pace of life outdoors. For those looking to embrace comfort, beauty, and a welcoming village setting, this property is truly one to savour. Contact Hunters today to arrange your private viewing.

The accommodation, which has oil central heating and double glazing throughout, briefly comprises an entrance porch, hallway, living room, sunroom, dining room, conservatory, kitchen, utility room, four bedrooms, master en-suite, family bathroom and study internally. Externally there is off-street parking, an integral garage and gardens to the front and rear. EPC - E and Council Tax Band - F.

Kirkbampton is a beautiful village laying peacefully to the West of Carlisle and within the picturesque countryside of North-West Cumbria. Amenities within the village include St Peters Church, Kirkbampton CofE School and a village hall. A wider selection of amenities including supermarkets, garages and secondary schools can be located within the border city of Carlisle, a 15 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. For those requiring rail connections, Carlisle Citadel Station is on the West Coast Mainline, providing fast and frequent services South to London in around 3hours 23minutes and North to Edinburgh in 1hour 16minutes.

## GROUND FLOOR:

### ENTRANCE PORCH

Double glazed sliding entrance door from the front, two double glazed windows to the front aspect and an internal door to the hallway.

### HALLWAY

Internal doors to the living room, dining room, four bedrooms, study, family bathroom and garage, two built-in cupboards, two radiators, recessed spotlights and a loft-access point.

### LIVING ROOM

Double glazed window to the front aspect, radiator, feature inset electric fire and glazed double doors to the front sunroom.

### FRONT SUNROOM

Double glazed window to the front aspect, double glazed window to the side aspect, and a radiator.

### DINING ROOM

Opening to the sunroom, opening to the kitchen and a radiator.

### SUNROOM

Two radiators, double glazed windows to three sides and a double glazed external door to the rear garden.

### KITCHEN

Fitted base, wall, drawer and display units with matching worksurfaces and upstands above. Integrated eye-level electric oven, electric hob, extractor unit, integrated under-counter fridge, integrated dishwasher, one and a half bowl sink with mixer tap, under-counter lighting, spotlights, double glazed window to the side aspect, double glazed window to the rear aspect and an internal door to the utility room.

### UTILITY ROOM

Fitted base and wall units with matching worksurfaces and upstands above. Space and plumbing for a washing machine, space for a tumble drier, space for an American fridge freezer, freestanding oil boiler, radiator, double glazed window to the side aspect and an external door to the side garden.

### MASTER BEDROOM & EN-SUITE

Master Bedroom:

Double glazed window to the rear aspect, radiator, extensive fitted wardrobes and an internal door to the master en-suite.

Master En-Suite:

Three piece suite comprising a vanity WC and wash hand basin combination unit and a double shower enclosure benefitting an electric shower unit. Fully-tiled walls, electric towel radiator, recessed spotlights, extractor fan and an obscured double glazed window.

### BEDROOM TWO

Double glazed window to the rear aspect, radiator and extensive fitted wardrobes.

### BEDROOM THREE

Double glazed window to the front aspect and a radiator.

### BEDROOM FOUR

Double glazed window to the front aspect and a radiator.

### FAMILY BATHROOM

Four piece suite comprising a vanity WC and wash hand basin combination unit, spa bathtub with hand shower attachment and a shower enclosure benefitting a mains shower with massage shower jets. Fully-tiled walls, towel radiator, recessed spotlights, extractor fan and an obscured double glazed window.

### STUDY

Double glazed window to the rear aspect and a radiator.

### EXTERNAL:

Front Garden & Driveway:

A large block-paved driveway ascends towards the bungalow and allows for off-street parking for two/three vehicles, with access from the driveway into the garage and entrance porch. Alongside the driveway is a mature border of shrubs and plants, along with a sleeper-planters and lawned front garden. Access gates to both sides of the bungalow allowing pedestrian access towards the side/rear gardens.

Rear & Side Gardens:

To the rear of the property is a beautifully manicured and tiered garden, allowing for multiple areas of enjoyment. Two areas of lawned garden are surrounded by mature trees, shrubs and floral borders, along with a circular paved seating area to the top lawn. Directly outside the rear conservatory is a paved seating area which enjoys an ornamental pond with water-feature beside. Additionally, there is a gravelled garden area which leads towards a timber garden shed and a further paved seating area to the side of the bungalow, which is accessible from the utility room. A secure attached store area with double doors houses the oil tank is located to the side of the bungalow.

### INTEGRAL GARAGE

Accessible via an electric up and over garage door to the front driveway and pedestrian door from the hallway, double glazed window to the side aspect, power, lighting and cold water tap internally.

### WHAT3WORDS

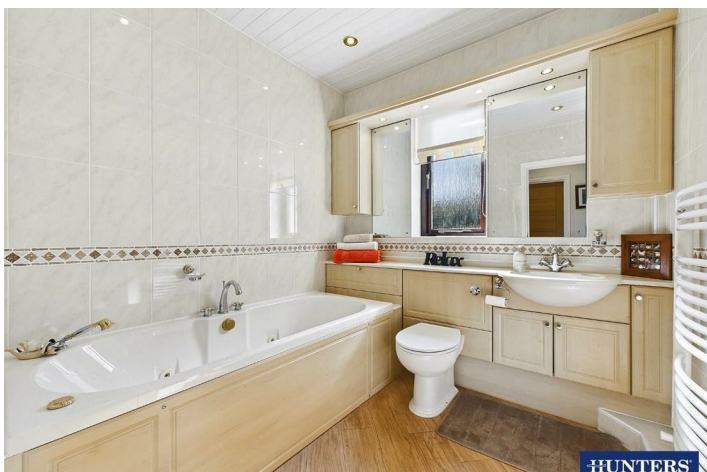
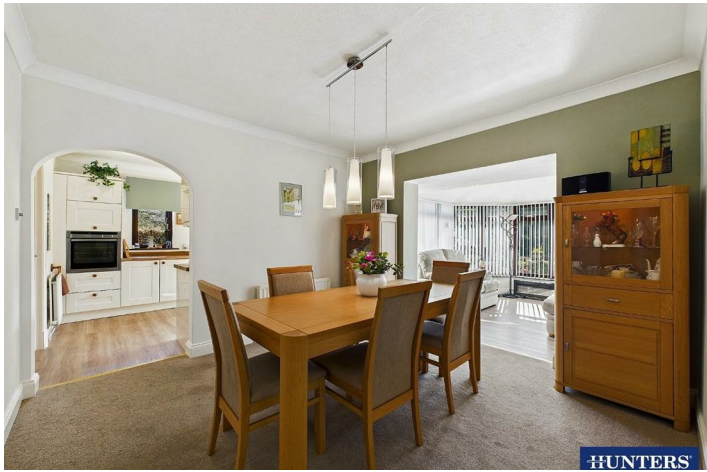
For the location of this property please visit the What3Words App and enter - laying.volcano.lessening

### 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

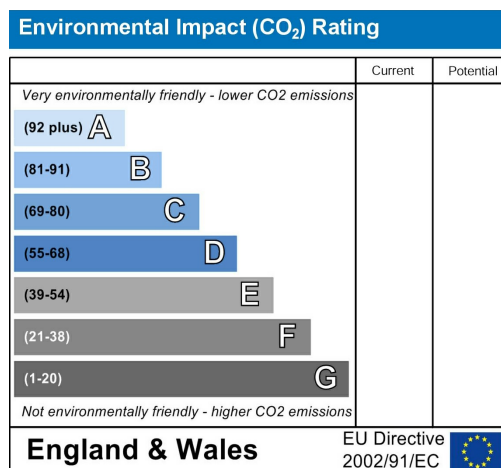
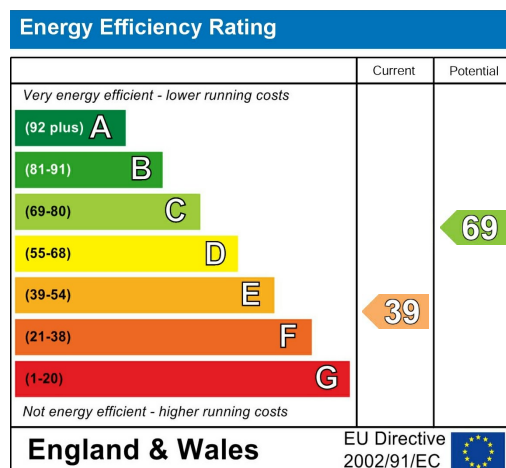






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## Energy Efficiency Graph



## 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.

Tel: 01228 584249

Road Map



Hybrid Map



**HUNTERS**  
HERE TO GET you THERE

Tel: 01228 584249



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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