





A beautifully positioned four bed detached bungalow in a generous site with large conservatory. Lovely south-westerly aspect and views from the rear. Village location convenient for Dalston and the Lake District National Park.

Dalston 3.9 miles | Caldbeck 4.8 miles | Carlisle 8.5 miles.

ACCOMMODATION SUMMARY

Sitting room | Dining room | Breakfast kitchen | Conservatory | Lobby | Bathroom | Inner hall and stairs | Front double bedrooms one and two | Double bedroom three | Bathroom | First floor attic bedroom four | Generous gardens | Parking | Garage | Council Tax Band C | Energy Performance Rating E | Oil fired central heating | Double glazing | Mains water, electricity and drainage | Freehold.

SITUATION AND DESCRIPTION

Hillcrest is well located being the first property on the right hand side as you enter the village of Welton from Dalston. The property sits up and enjoys fine open rural views to the front and rear. The property is beautifully private at the rear and well placed to capture the afternoon and evening sun and the expansive views towards the fells and the Lake District. The village of Welton is conveniently placed providing good access to the main road network for travel in all directions, including the Lake District, Penrith and Carlisle. The M6 motorway north at J.42 is just 8.2 miles and south at J.41 (just north of Penrith) 12.5 miles. There are a number of nearby towns and villages, each offering a good level of amenity. The regional centre, Carlisle is an easy car ride via the village of Dalston. Carlisle has an excellent range of social, leisure and retail opportunities and is on the west coast main line providing ease of travel for London and to Glasgow. There are many other options from Carlisle station and for air travellers there are a number of international airports within or just over two hours by car.



Hillcrest has been extended and improved to provide well

appointed accommodation with the benefit of a bathroom and shower room and up to four bedrooms. The three main double bedrooms are located on the ground floor. The attic conversion provides an excellent fourth bedroom with two Velux windows, taking full advantage of the impressive views on offer. This room does not have radiators but it has been insulated and built to building regulations. The living accommodation is particularly impressive. The sitting room has a sandstone fireplace which houses a multi-fuel stove. Two windows provide good natural light. The dining room is of a good size and it opens into the large conservatory which has a beautiful private aspect, open to the countryside and fell views. The breakfast kitchen has a range of fitted units and integral appliances and a large picture window to the view.

The generous site extends to approximately 0.2 of an acre and has been divided into formal and working areas, for those with green fingers. There are two greenhouses. The integral garage houses the central heating boiler and has plumbing for an automatic washing machine.

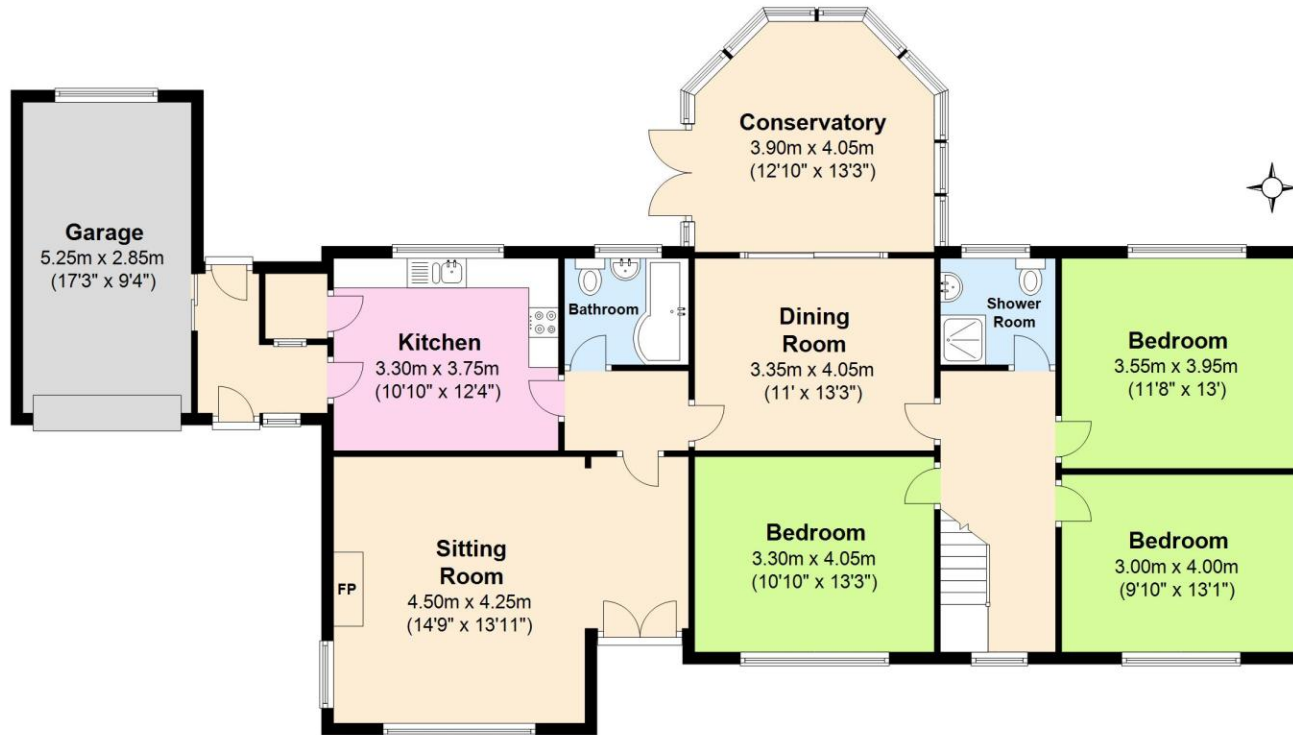
SERVICES

Mains water and electricity. Oil fired central heating. Private drainage to a Klargester system shared between Hillcrest and two neighbouring properties with costs split equally.



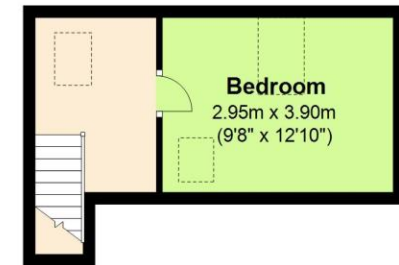
Ground Floor

Approx. 150.9 sq. metres (1624.5 sq. feet)



Room in Roof

Approx. 18.7 sq. metres (201.3 sq. feet)



Total area: approx. 169.6 sq. metres (1825.8 sq. feet)