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AUCTIONEERS · SURVEYORS · VALUERS · ESTATE AGENTS

**HOPES**  
**of Wigton**  
**ESTATE AGENTS**

AN EXCEPTIONAL 5 BEDROOMED 2 BATHROOMED  
DETACHED FAMILY HOUSE SET IN ABOUT HALF AN ACRE  
WITH EXTENSIVE RURAL VIEWS IN THIS VILLAGE  
ABOUT 5 MILES NORTH OF WIGTON, 9 MILES WEST OF CARLISLE

**BAMPTON HOUSE, LITTLE BAMPTON,**  
**WIGTON CA7 0JQ**



**PRICE REGION £385,000**

BUILT CIRCA 2007 WITH A CONTEMPORARY INTERPRETATION OF TRADITIONAL  
CUMBRIAN ARCHITECTURE

THE STUNNING ACCOMMODATION PROVIDES  
RECEPTION HALLWAY, CLOAKROOM (WC/WHB), STUDY,  
22 FT THROUGH LOUNGE, 22 FT THROUGH DINING ROOM/KITCHEN,  
LARGE UTILITY, MASTER EN-SUITE BEDROOM, 4 FURTHER BEDROOMS,  
4 PIECE FAMILY BATHROOM  
DOUBLE GARAGE. WORKSHOP. WOODSTORES. GARDEN SHEDS ETC.

Registered in England No: 52362 Registered Office: 93 High Street, Wigton, CA7 9PG  
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**ALSO AT 8 STATION ROAD, SILLOTH CA7 4AE - 016973 32018**

### **Directions**

From Wigton A596 by-pass take the road signed for Kirkbride, after ¾ miles turn off right signed Aikton - go right through Aikton to Little Bampton. From Carlisle take the B5307 – at the end of Kirkbampton bear left down the side road – take the 3<sup>rd</sup> left to Little Bampton; Bampton House faces you on the right as you pass beyond the Pub.

### **General Description**

This very substantial property provides:-

### **GROUND FLOOR**

#### **Dining Kitchen**



13'4" x 22'. "Ultima" maple fitted Kitchen incorporates Smeg Dishwasher 2 Fridges. Dual fuel electric/LPG stove with extractor. (Flued for Aga if required). Fitted window seat.



**Dining Area with French Doors to rear garden. Oak flooring.**



#### **Utility**

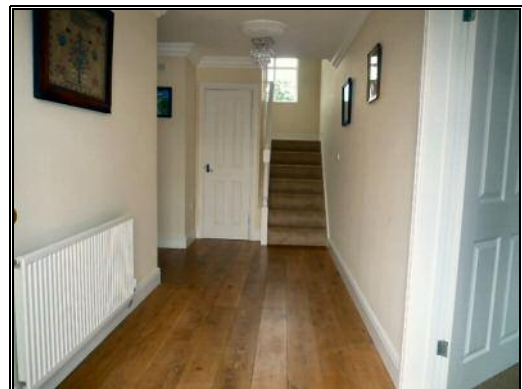


13' x 11'9". Floor/wall units. Stainless steel sink. Oil boiler. Plumbed for washing machine. Vented for dryer. Tiled floor.

#### **Double Garage**

19' x 19'. Built so room above can be added if required.

#### **Reception Hall**



Return balustraded stairs. Half Landing window. Cupboard under. Oak flooring.

### **IMPORTANT NOTICE**

These particulars have been prepared in all good faith without responsibility on the part of the agents or their clients to give a general guide only as to the property. Nothing contained herein must be relied upon as a statement or representation of fact. These particulars do not form any part of an offer or contract and neither the agent nor their employees have any authority to make or give any representations or warranties whatever in relation to these properties. We have not tested any services, appliances or installations nor carried out a survey. Areas, measurements or distances are given as a guide only and are not precise. Only specific items referred to are included. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of these particulars and no responsibility can be accepted for any loss or expense incurred in viewing. If any points are particularly relevant to your interest please ask for further information.

**Cloakroom**

WC/WHB. Coat rails.

**Study**

8'9" x 5'2"

**Through Lounge**



22' x 13'4". Recessed multi fuel stove. French Doors to Rear Garden



**FIRST FLOOR**

**Master Bedroom**



11'7" x 11'9". Wall to wall wardrobes

**En-Suite 3 Piece Shower**



2 windows.

**Bedroom**



11'8" x 10'. Wall to wall wardrobes. 2 windows.

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