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AUCTIONEERS · SURVEYORS · VALUERS · ESTATE AGENTS

HOPES
of Wigton
ESTATE AGENTS

A SUPERBLY ATTRACTIVE 6 BEDROOMED 3 BATHROOMED
DETACHED COUNTRY FAMILY HOME STANDING TOTALLY PRIVATELY
IN IDYLIC OPEN COUNTRYSIDE HALF A MILE OFF THE PUBLIC ROAD
YET ONLY 4 MILES WIGTON, 7 MILES CARLISLE, 18 MILES COCKERMOUTH AND 23
MILES PENRITH OR KESWICK.

HERON BANK, 29 WEST PARK, CROFTON, CARLISLE, CA5 6QD



OFFERS OVER £370,000

A TRULY UNIQUE PROPERTY REALISTICALLY PRICED.

RECEPTION HALL AND GALLERIED LANDING, LOUNGE,
DINING ROOM/ FITTED KITCHEN, DINING ROOM, CONSERVATORY, LAUNDRY
ROOM, CLOAKROOM, 6 BEDROOMS INCLUDING
2 WITH EN-SUITE FACILITIES, 3RD SHOWER ROOM,
DOUBLE GARAGE, CAR PORT, GARDENS AND GROUNDS SURROUNDING.
BENEFITTING FROM MAINS GAS CENTRAL HEATING

**BEAUTIFULLY LIGHT AND AIRY MULTIPLE ASPECT ROOMS
IN A DELIGHTFUL LOCATION.**

Registered in England No: 52362 Registered Office: 93 High Street, Wigton, CA7 9PG
VAT Reg No: 256 4393 42
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ALSO AT 8 STATION ROAD, SILLOTH CA7 4AE - 016973 32018

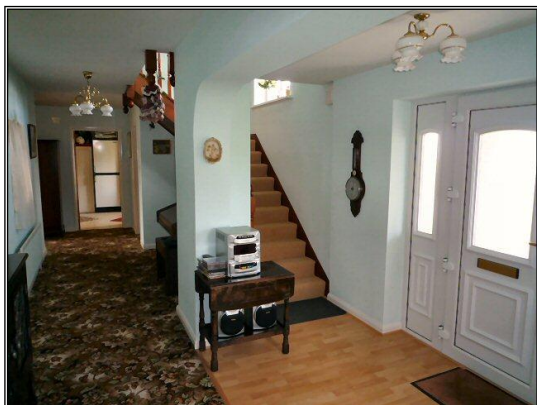
Directions

From the roundabout at the junction of the A595/A596 at Thursby you can find the property off either road, ½ a mile along the A595 turn off right signed Crofton; 1 ½ miles along the A596 turn off left signed Crofton – turn off signed ‘Cheese Farm’ into the no through private roadway – go past the farm buildings then turn in left into the 200 metre driveway that leads upto the property.

General Description

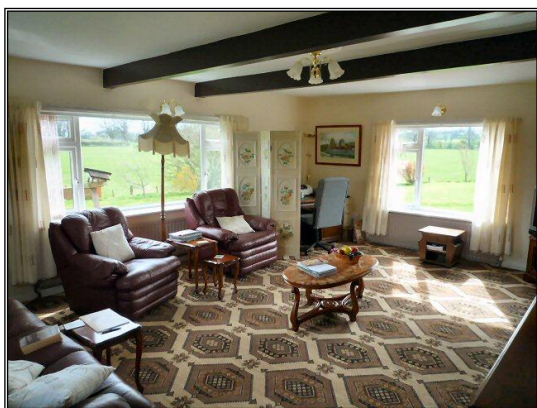
Immaculately presented this distinctive family home provides;

Ground Floor



Pillared Porch to spacious Reception Hallway with balustraded staircase.

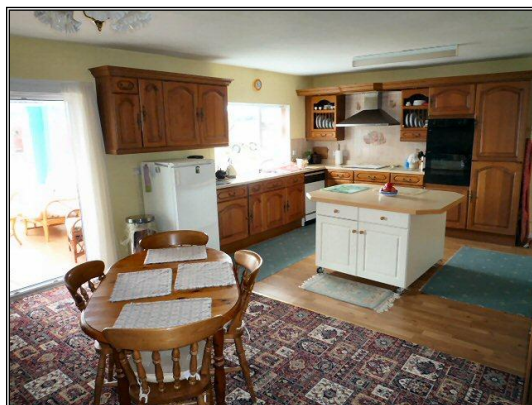
Triple Aspect Through Lounge



20'5" x 15'9"

Enclosed Living Flame gas fire.

Kitchen Diner



23' x 14'9"

Lovely practical family dining kitchen with light oak style extensive range of floor and wall units. Island unit and ample dining space, fridge freezer, gas double oven, dishwasher, induction hob, patio doors to;

Conservatory



12'9" x 10'10"

Radiators, fan and French doors to garden.

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.

Dining Room



14'5" x 12'

Built in 'Worcester Bosch' condensing boiler and zoned controls.

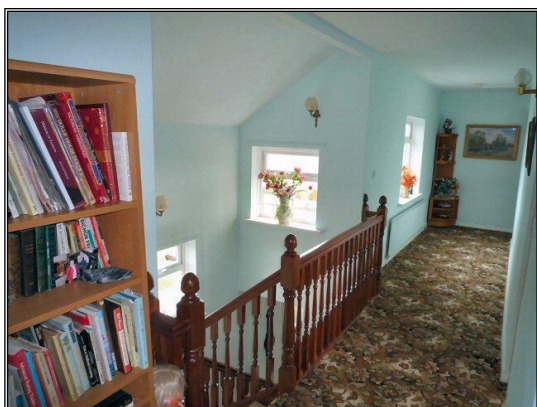
Cloakroom

WC and vanity basin.

Laundry Room

Plumbed for washer and dryer, hot and cold to stainless steel sink, door to car port. Door to Double Garage 26' x 19' power, light and stainless steel sink.

First Floor



Spacious landing with walk in airing cupboard.

Fitted Triple Aspect Master Bedroom



20'5" x 15'9"

Wall to wall fitted furniture, including En-Suite Shower Room, white 4 piece suite, shower off the boiler, WC, Wash hand, basin, bidet, tiled walls.

5 Piece Family Bathroom



9'8" x 9'6"

Bath, Shower off the boiler, WC, wash hand basin, bidet, tiled walls also door to;

Bedroom

15' x 13'

Which means this room can also be an En-suite.

Bedroom

15'9" x 9'

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4 Piece Family Shower Room

Shower off the boiler WC, Bidet and wash hand basin.

Double Aspect Bedroom



19'3" x 11'7"

Plus large built in wardrobe space.

Double Aspect Bedroom

10'10" x 9'4"

Bedroom

9'4" x 7'8"

OUTSIDE

Front circular drive, flanked by lawns enclosed by wall, rear lawned garden partly walled and mostly terminated by sandstone, Ha Ha allowing uninterrupted views.



Cavity wall shed 30x 10 with power and light.



SERVICES

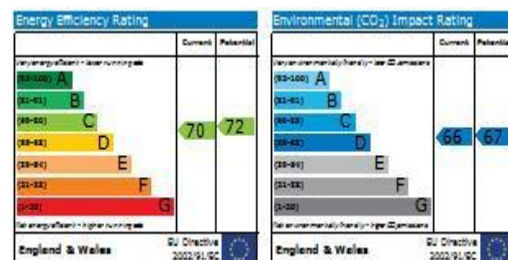
Mains water, electric, gas, septic tank drains.

COUNCIL TAX

Band 'F'

VIEWING

Strictly by appointment through the Agents, Hopes of Wigton, 016973 43641



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