

Hopes Auction Company Limited,
13 High Street, Wigton, Cumbria, CA7 9NJ
Telephone: 016973 43641 Fax: 016973 43743
E-mail: estateagents@hopesofwigton.co.uk
Website: www.hopesofwigton.co.uk

AUCTIONEERS · SURVEYORS · VALUERS · ESTATE AGENTS

HOPES
of Wigton
ESTATE AGENTS

A CHARACTERFUL 3 BEDROOMED SEMI-DETACHED COTTAGE STYLE HOUSE WITH
INTEGRAL GARAGE AND REAR GARDEN
WELL SITUATED IN THE CENTRE OF THIS POPULAR VILLAGE
JUST OUTSIDE THE LAKE DISTRICT NATIONAL PARK

STANDINGSTONE COTTAGE, IREBY, WIGTON. CA7 1EA



PRICE REGION £199,995

NO ONWARD CHAIN

ENTRANCE HALL, MODERN FITTED KITCHEN, UTILITY ROOM,
DINING ROOM, LIVING ROOM, BATHROOM, 3 BEDROOMS.
INTEGRAL SINGLE GARAGE, REAR GARDEN.
ELECTRIC HEATING

Registered in England No: 52362 Registered Office: 93 High Street, Wigton, CA7 9PG
VAT Reg No: 256 4393 42
Directors: DA Harrison (Chairman); J.T Brockbank; J Dixon ; JJ Dixon; IJ Heslop A.I.A (Scot);
J Hope; RE Jackson; K Jarman; S Robertson F.I.A EST (Scot); B Walton; JT Wilson

D W Bulman F.R.I.C.S.
Estate Agency Manager
I M Graham
Company Secretary

ALSO AT 8 STATION ROAD, SILLOTH CA7 4AE - 016973 32018

DIRECTIONS

Ireby is signed off the A595 3 Miles from Wigton or 4 Miles from Wigton at Mealsgate: it can also be reached off the A591 Keswick road from Castle Inn. Standingstone Cottage is located centrally within the village

GENERAL DESCRIPTION

The accommodation provides:-

GROUND FLOOR

Front Porch to:-

Entrance Hall

With stairs off and storage area under.
Electric heater and door leading into integral garage.

Modern Fitted Kitchen



16'6" x 9'. With contemporary styled fitted storage units and worktops, electric double oven, ceramic hob, sink & drainer and plumbing for dishwasher.

Dining Room

10'4" x 15'1". With electric heater

Utility Room

With plumbing for washing machine

Living Room



13' x 14'7". With built in cupboard and door leading to:-

Side Entrance Hall

With coat cupboard

FIRST FLOOR

Landing with electric heater

Bathroom

8'6" x 7'4". With 3 piece suite; Bath (electric control shower over), WC and wash hand basin. Built in airing cupboard.

Bedroom



19'8" x 8'7". Double room with large exposed beam feature (which falls below head height and could cause some restriction).

Bedroom

11' x 10'4". Double room with wash hand basin and electric heater.

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.

Bedroom



12'9" x 14'9". Double room with built in cupboard and electric heater.

OUTSIDE



Consists of a paved garden with borders to the rear of the property with outside storage shed and outside WC/wash-house. To the front of the property is a raised flower bed area.

Integral Single Garage – with power and light supplies.

SERVICES

Electric heating; Secondary glazed; mains water, electric and drainage connected.

COUNCIL TAX

Band 'D'.

VIEWING

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

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.