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AUCTIONEERS · SURVEYORS · VALUERS · ESTATE AGENTS

HOPES
of Wigton
ESTATE AGENTS

AN EXCEPTIONALLY ATTRACTIVE RESIDENTIAL SMALLHOLDING
OF SOME 3.36 ACRES WITH A LOVELY 2 BEDROOMED DETACHED BUNGALOW OCCUPYING
A PRIVATE ELEVATED POSITION WITH BEAUTIFUL VIEWS
AS FAR AS THE NORTH LAKES HILLS

9 MILES WEST OF CARLISLE, 2.5 MILES WIGTON/THURSBY

WHINLATTER, SHAW WOOD ROAD,
THURSBY, CARLISLE CA5 6QQ



PRICE REGION £275,000

28 FT DOUBLE ASPECT LOUNGE/DINER, FITTED KITCHEN,
2 DOUBLE BEDROOMS; BATHROOM

ATTRACTIVE GARDENS, FIELD, WILDLIFE AREAS AND WOODLAND WALK

Registered in England No: 52362 Registered Office: 93 High Street, Wigton, CA7 9PG
VAT Reg No: 256 4393 42
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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

Whinlatter is located just off the A596 – from the roundabout at Thursby (junction of the A595/A596) travel exactly 2.2 Miles towards Wigton and turn left into the private access lane- Whinlatter is the 1st property on the right.

General Description

Circa 1954 with the unique combined benefit of a private rural situation with beautiful outlooks together with some 3.36 acres in a location convenient to local work centres and road networks.



The well maintained and appointed accommodation provides:-

Central Hallway with built in cupboard

Bedroom

12' x 10'10". Built in airing cupboard

Bedroom



12' x 11'. Built in cupboard and wardrobe. Double aspects.

White 3 Piece Bathroom

With thermostatically controlled over bath shower

Superb Lounge Diner

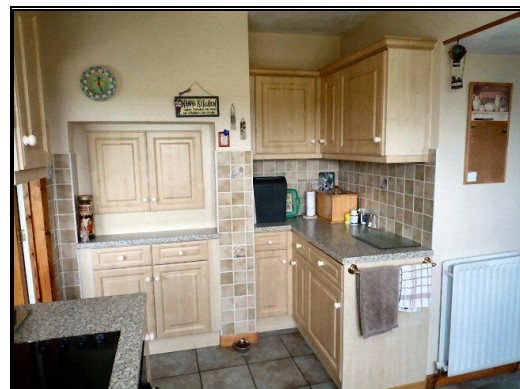


28' x 11'. Lovely double aspect room with 3 picture windows; multi fuel stove

Fitted Kitchen



12'6" x 12'4" max. Attractive maple style floor and wall mounted units in 'maple' with worksurfaces incorporating built in electric oven and ceramic hob/cooker hood, integrated fridge; Dishwasher and washing machine. Tiled floor. Boiler cupboard with oil combi boiler.



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.

OUTSIDE



Attached Garage with power/light; useful underfloor storage void. 3.36 acres adjoining comprising terraced lawned gardens, flower/herbaceous/kitchen garden areas. Field of maybe 2 acres; fruit trees, flowering trees, evergreens, willows etc; at the bottom of the gardens are buildings providing garaging, shed and garden shed; there is also a small greenhouse and an aviary



SERVICES

Mains water and electricity. Septic tank drainage. Oil central heating and uPVC double glazing

NOTE

Carpets and blinds are included in the sale

COUNCIL TAX

Band 'D'

VIEWING

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



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