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# 1 Orchard Cottages, Wigton, CA7 1JF

## £210,000

A family home which ticks all the boxes! This smartly presented three-bedroom semi-detached house offers great value in a peaceful location.

Set in the heart of Torpenhow you'll be delighted by the setting with a rural feel and picturesque outlooks to the nearby countryside and the Solway beyond. The village includes its own hall, church and has great links to the Lake District, Cockermouth and Keswick.

The layout, room sizes and finish throughout are all real winners here. The ground floor features a useful entrance porch, combined lounge and dining room, conservatory, a stylish dining kitchen and an integral garage. Upstairs there are three double bedrooms and a most beautiful contemporary bathroom. It doesn't end there though- the block driveway will hold multiple cars and the rear garden is spacious, laid to lawn and also features a potting shed and patio.



40 Main Street, Cockermouth, Cumbria, CA13 9LQ | T: 01900 829 977 | E: cockermouth@grisdales.co.uk

## THINGS YOU NEED TO KNOW
The property is freehold.
The property is heated via Calor Gas central heating.
All windows are uPVC double glazed with wood effect frames.

## ENTRANCE
The property is entered via a uPVC wood effect door with inset glass panel.

Leads into:

## ENTRANCE PORCH
7'3" x 4'2" (2.20 x 1.27)
A good entrance space with recently installed tiled flooring and additiional uPVC external door with frosted glass panel.

Leads into:

## LOUNGE
15'9" x 15'2" (4.79 x 4.62)
Front aspect double window; radiator; multi-fuel stove with attractive wooden lintel above and marble effect hearth. The room also features wall mounted lights; coving to ceiling; ample under stairs storage; opening to staircase; television point; opening to:

## DINING ROOM
12'8" x 10'3" (3.85 x 3.12)
Rear aspect courtesy of sliding patio doors leading into the conservatory: coving to ceiling; radiator; door opening to kitchen; telephone point.

## CONSERVATORY
14'8" x 7'10" (4.48 x 2.39)
A pleasant conservatory which is an excellent addition to the property, particularly in the spring and summer months. Pleasant outlook towards the Solway Firth; recently installed attractive Laura Ashley tiled floor; further door leading to garden; door leading into:

## DINING KITCHEN
16'0" x 12'10" (4.87 x 3.92)
Rear aspect window; 2 x radiators to either end.

A beautifully fitted kitchen with wall and base units and complementary work surface which includes potential breakfast bar to one end; tiled splash-back inset 1 ½ stainless steel sink with mixer tap; integrated oven with hob and overhead extractor hood above; full height unit providing space for fridge/freezer; housing for Baxi wall-mounted combi boiler.

Door leading to:

## INTEGRAL GARAGE
17'8" x 9'11" (5.38 x 3.01)
Up-and-over garage door to the front; side aspect window to entrance porch; full power, lighting and plumbing. The garage is currently used as a utility space and worksurface giving space for white goods.

## STAIRCASE/LANDING
13'3" x 3'4" & 6'8" x 3'10" (4.04 x 1.02 & 2.02 x 1.18)
An excellent landing space which includes feature window giving excellent views towards the Solway Firth and beautiful countryside in the foreground. The space offers potential for further development to the first floor.
Loft access point; doors leading to bedrooms and bathroom.

## BEDROOM 1
13'11" x 12'5" (4.24 x 3.79)
A good sized double bedroom with front aspect double windows; radiator; built in storage cupboard.

## BEDROOM 2
16'0" x 10'0" (4.88 x 3.04)
A good sized double bedroom with front aspect double windows; radiator; built in storage cupboard.

## BEDROOM 3
12'6" x 11'6" (3.82 x 3.50)
Double bedroom with rear aspect double windows giving the views over to the Solway; radiator..

## BATHROOM
9'3" x 9'3" (2.83 x 2.81)
A beautifully finished contemporary bathroom, recently installed by the current owners with rear aspect frosted glass window; contemporary style radiator; inset spotlights; 4 piece suite comprising corner shower unit with rainfall shower; bath, low level WC and wash handbasin. The beautiful full tiled marble tile surround to the shower and bath area, along with the tiled flooring give an excellent finish to this room.

## FRONT EXTERNAL
A good sized paviored driveway which would comfortably take 2-3 cars; small lawned area with established shrub border; housing for Calor Gas tank; smart hideaway for waste bins; pathway to the side of the property leading to:

## REAR EXTERNAL
Pathway and patio to the immediate rear of the property steps down onto a good sized lawn with established shrub borders to 2 sides. To the back of the garden further planting gives additional privacy. Also features a potting shed sited close to the house.

## DIRECTIONS
From Cockermouth travel towards Carlisle on the A595. After approximately 7 miles turn right opposite The Greyhound Inn

at Bothel when signposted for Torpenhow and Ireby. Folow the road into the village. 1 Orchard Cottages is located on the left hand side of the road bearing a Grisdales For Sale board.

## COUNCIL TAX

We have been advised by Allerdale Borough Council (01900 702530) that this property is placed in Tax Band C.

## VIEWING ARRANGEMENTS

To view this property, please contact us on 01900 829977.

## NOTES TO BROCHURE

Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. None of the appliances, heating system or fittings included within the sale have been tested or can be assumed to be in full working order. Purchasers are strongly advised to satisfy themselves by way of survey and their own enquiries. The brochure does not constitute a contract, part of a contract or warranty.

## THE CONSUMER PROTECTION REGULATIONS 2008

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

## MOVING WITH GRISDALES

Moving is an exciting time but only if everything proceeds smoothly. Whether you are selling, letting, buying or renting, we understand that moving home can be a very stressful and daunting prospect. That's why, at Grisdales, we work together as a team, giving dedicated support and advice every step of the way to help your move run as smoothly and efficiently as possible.

## FREE MARKET APPRAISAL

If you are thinking of moving, we offer a completely free market valuation and appraisal of your existing home. We will advise you upon an asking price which accurately positions your property in the current market place, maximising viewings and your sale prospects.

## LETTINGS AND MANAGEMENT

If you are interested in property as an investment, we can help you every step of the way from Buy to Let advice to effective property letting and management.

## SURVEYS AND VALUATIONS

We want your purchase to live up to those dreams, hopes and expectations. You need to know that your new home will not only be a sound investment, but also one which you will enjoy without the worry of the unknown. Grisdales offer a wide range of survey and valuation reports to meet different needs all backed by the qualification, experience and knowledge of a Chartered Surveyor.

## MORTGAGE ADVICE BUREAU

Grisdales work with Mortgage Advice Bureau, one of the UK's largest award winning mortgage brokers, offering expert professional advice to find the right mortgage for you. We have access to over 11,000 mortgages from over 90 different lenders across the UK. Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property.

Mortgage Advice Bureau - Doing what's right for you.

Your home may be repossessed if you do not keep up repayments on your mortgage. There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

To find out how we can help you realise your dreams, just call your nearest Grisdales office.

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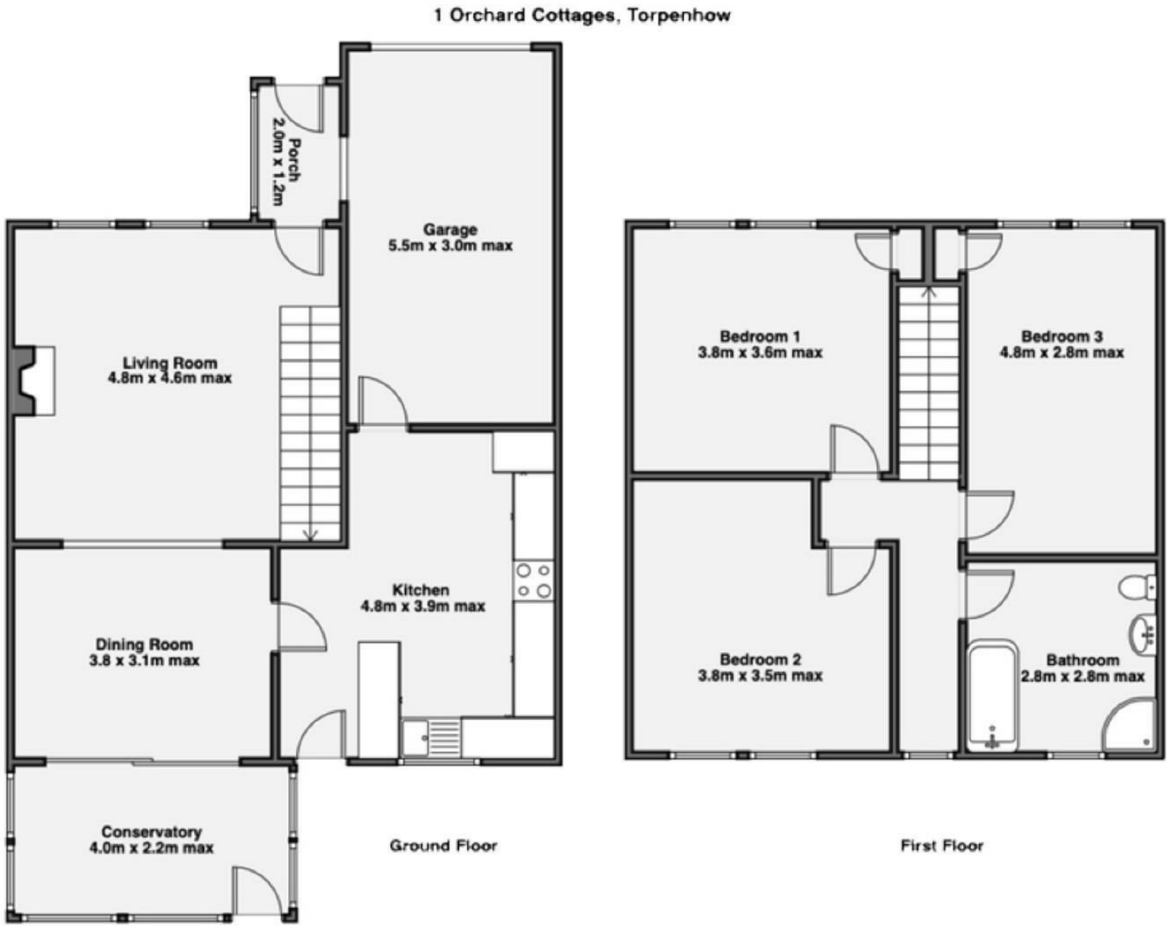
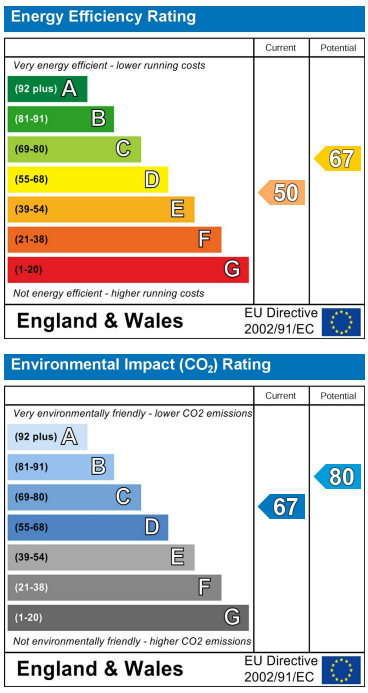
## Floor Plan




## Area Map

## Energy Efficiency Graph

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