



GRISDALES

PROPERTY SERVICES



The Beeches , Wigton, CA7 2PD

£290,000

Colour, light, comfort, and convenience come together beautifully in this much-loved home, tucked discreetly away from the road with a charming rear outlook.

Bursting with personality and warmth, it offers generous living space and is perfectly suited to those dreaming of a peaceful semi-rural lifestyle in a friendly village setting. Double gates sweep open to reveal a spacious block-paved driveway—ideal for a caravan or motorhome—while the property is wrapped in thoughtfully designed, well-stocked gardens featuring lawns, patios, paving, and practical stores, all well maintained.

Step inside and you're greeted by a vibrant, colourful interior filled with life and light, where every room invites you in. Be sure to linger in the stunning conservatory, complete with a Warm Roof and stylish window - it's a space we truly love and one that needs to be seen to be fully appreciated.

Helping you find your perfect new home...

www.grisdales.co.uk

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THINGS YOU NEED TO KNOW

LPG central heating
Double glazing

HALLWAY

The property is accessed via a UPVC door which leads into the hallway. Recessed spotlights, access into the loft and cream tiled floor.

LOUNGE

15'1" x 13'10" (4.62 x 4.22)



Natural wood floor, large bay window to the front, recessed spotlights. Attractive wood-burning stove within fireplace with tiled hearth and timber beam over. Television point.

KITCHEN

17'3" x 9'0" (5.26 x 2.76)



Fitted with a range of base and wall units in cream, with metal handles/knobs and a laminate worktop over with ceramic tile splash back and includes 1.5 bowl composite sink unit with brass mixer tap, plumbing for washing machine, space for dual fuel oven with matching with black canopy over and integrated fridge freezer. Space for table or furniture. Spotlights, cream tiled floor. Large window to the rear, UPVC door to the side and French doors to the garden.

CONSERVATORY

13'10" x 10'1" (4.23 x 3.08)



(Accessed from bedroom 2) With warm roof to apex, windows to three sides and French doors to the front. Spotlights, electric panel heater, and black and white flooring.

BEDROOM ONE

13'11" x 11'10" (4.26 x 3.61)



A spacious double bedroom to the front with good range of built-in wardrobes with sliding doors and with shelving and hanging space. Window to the front, recessed spot lighting and natural wood flooring.

BEDROOM TWO

13'9" x 10'4" (4.21 x 3.17)



Natural wood flooring, double room to the rear and with double doors leading into the conservatory.

BEDROOM THREE/STUDY

10'0" x 7'4" (3.06 x 2.26)



A spacious single room with natural wood flooring and aspect to the front. Currently used as a study.

FAMILY BATHROOM



Bath and shower over, including hand-held hose and rainfall shower, mixer tap to bath and clear screen. Low level WC and wash basin with mixer tap set into wood effect vanity unit with worktop over. Fully tiled throughout with beige tiles, recessed spot lighting, 2 frosted windows to the rear and charcoal grey tiled flooring. Chrome ladder style radiator.

DRIVE AND GARDEN



Large timber gates open out to a substantial and recently laid brick-paved drive which can park multiple vehicles. Access to a single garage with pedestrian door to the rear.

FRONT GARDEN



Steps lead down to a pretty front garden with shaped lawns and raised borders etc. and a good range of shrubs and trees. A path leads to a detached shed with corrugated roof and to the far side is a further shed and access to the conservatory.

SIDE GARDEN



There are paths and paving to the side with a greenhouse and further shrubs and planting, a patio etc.

REAR GARDEN



Access to a raised paved patio area and gate leads to the rear garden with paving and further lawn with good planting etc and a gas tank. There's a further patio to the side and pedestrian door into the garage, along with taps, bin storage, etc.

OUTLOOK

From the rear of the property there is a pleasing aspect over the countryside to the front there's a pretty aspect over the village green to rooftops.

DIRECTIONS

w3w://sculpture.drawn.salutes

From Prospect take the road signed to Hayton. As you come into the village turn left, immediately left again up a track and the property can be found to the left, just behind the blue painted bus stop.

COUNCIL TAX

We have been advised by Cumberland Council (0303 1231702) that this property is placed in Tax Band D.

VIEWINGS

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.

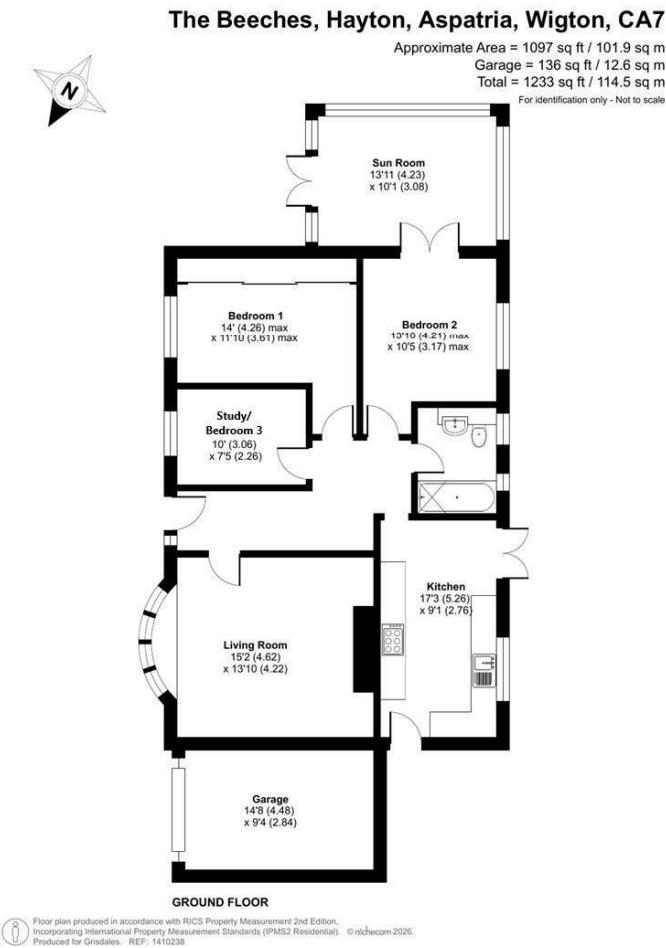
MORTGAGE ADVICE

Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

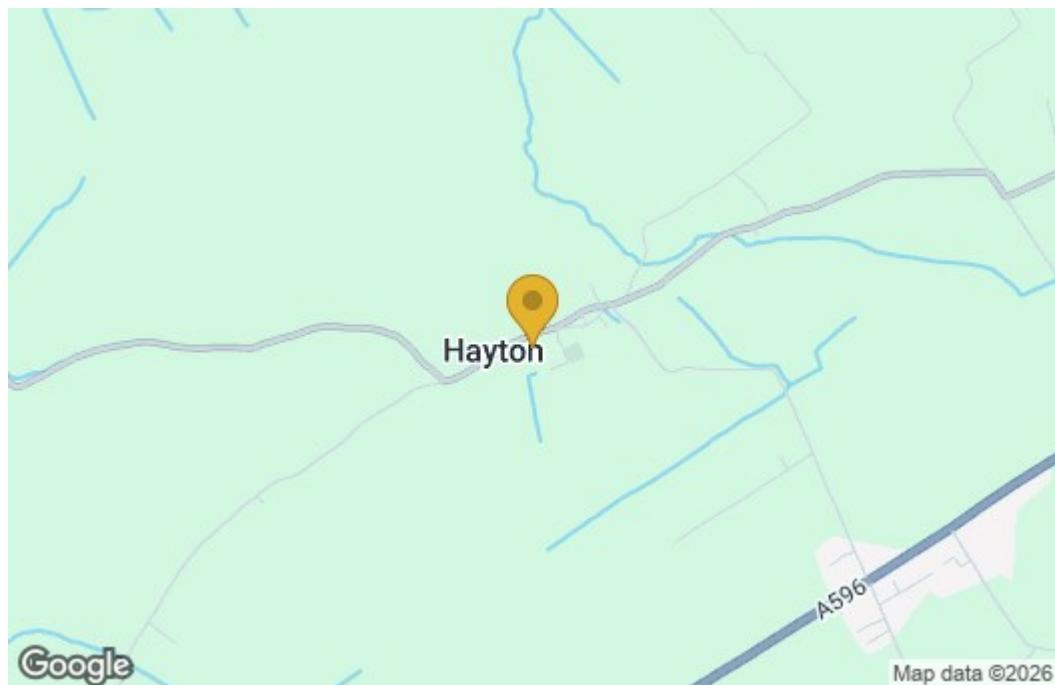
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

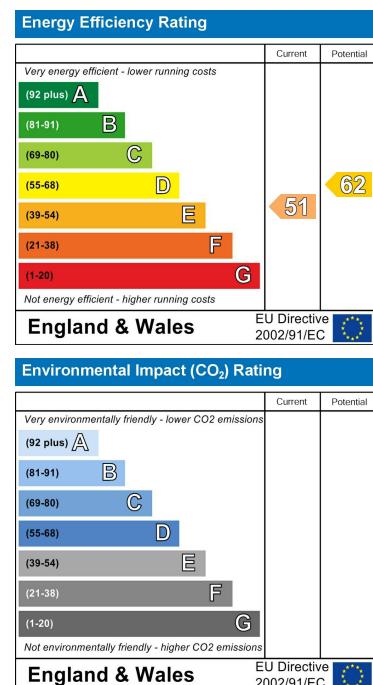
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.