GRISDALES
PROPERTY SERVICES

Barnwalls , Wigton, CA7 2HY

£295,000

With great space, bags of potential and masses of natural light this delightful and very well proportioned three bedroomed detached dormer bungalow in Bothel is a great find!
It sits pretty in beautifully maintained yet simple gardens with a delightful outlook from the front over rooftops to the Scottish fells in the distance. It's centrally located for the Lake District and coast as well as Cockermouth and Carlisle, it's a stone's throw away from the village Primary School and is within the catchment area of Outstanding schools. And the pub is only a short stroll away.....
Inside the accommodation is practical and well planned and although it offers scope for updating and improvement you can move in and update as you go along - perfect if you want to let your imagination run wild!
The three double bedrooms, two reception rooms, two bathrooms and breakfast kitchen provide good space, all complimented with good outside space including a driveway for two cars.
*** NO CHAIN *** NO CHAIN *** NO CHAIN ***

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

THINGS YOU NEED TO KNOW

Oil fired central heating, the boiler being located in the outhouse.
The first floor shower room and the ground floor bathroom both have programmable underfloor heating.
Double glazing

INNER PORCH

7'1" x 5'2" (2.18 x 1.59)
The property is accessed via a uPVC door which leads to into inner porch. With windows to three sides and a polycarbonate ceiling grey slate floor and step up leading into:

ENTRANCE HALLWAY

10'3" x 6'7" (3.14 x 2.02)

With parquet floor, open tread pine staircase to first floor level, alcove and small understairs fitted cupboard. Coving. Sliding door leading into kitchen.

INNER HALLWAY

15'7" x 8'4" (4.77 x 2.56)
With spotlighting and coat hooks.

LOUNGE

16'1" x 14'4" (4.92 x 4.39)

Large window overlooking the front with a delightful outlook over rooftops to countryside in the distance. Open fire on tiled hearth with matching surround. Coving, telephone and television points and patio door leading out to the garden.

DINING ROOM

11'11" x 11'4" (3.65 x 3.47)

With window overlooking the front and coving.

KITCHEN

12'8" x 10'3" + 10'3" x 5'2" (3.87 x 3.14 + 3.14 x 1.58)

Fitted with a range of base and wall units with white laminate worktop over and tiled splashback. Includes stainless steel sink, space for electric cooker, space for fridge freezer.
Coving, spotlighting, large window overlooking the garden and ample space for dining table. Two sets of double fronted built-in cupboards.

BEDROOM 2

12'0" x 11'11" (3.68 x 3.65)

Double room to the rear.

BEDROOM 3

12'0" x 11'8" (3.67 x 3.57)

Double room to the side with coving.

BATHROOM 1
10'3" x 6'9" (3.14 x 2.08)

Fitted with bath, with chrome mixer tap over, and wall mounted chrome shower with attachments. Clear screen in chrome frame, low-level WC and wash basin set into white fronted vanity unit with chrome handles and white laminate work top over. Fitted mostly with grey marble effect tiling. Grey tiled floor, chrome ladder style radiator, shaver point and chrome bathroom fittings. Frosted window to the rear and extractor fan.

LANDING
With round, frosted glass feature window to the side.

BEDROOM 1
15'6" x 12'9" (4.74 x 3.89)

A fabulous double bedroom with an outlook over the rooftops to the countryside in the distance. Two sets of double built-in cupboards, one containing header tank and cylinder tank.

BATHROOM 2
10'0" x 5'0" (3.06 x 1.54)

Fitted with shower enclosure, with curved screen and chrome frame, and wall mounted electric shower with attachments, wash basin with chrome mixer tap with vanity unit below and low-level WC. Pale grey tiled floor and ceramic tiles to the walls, wall mounted chrome bathroom fittings, extractor fan, spotlights and chrome ladder style electric radiator. Useful under eaves storage cupboard.

FRONT GARDEN

Accessed via a gate from the road, or from the lounge, with steps down leading to a large patio. Surrounded by beautifully maintained borders of shrubs and flowers, along with a lovely collection of trees.

DRIVE AND REAR GARDEN

To the rear of the property a gateway leads into a gravel parking area, surrounded by shrubs and planting. Bin store area and bunded oil tank.

OUTHOUSE
11'8" x 10'4" (3.57 x 3.16)
Accessed via a uPVC door and leads into a spacious utility room fitted with shelving and plumbing with for washing machine. Oil central heating boiler and fuse box.

OUTLOOK

From the front of the property is a delightful outlook over rooftops to the Scottish fells in the distance.

DIRECTIONS

W3W ///freedom.releasing.divisible
From the A595 from the Cockermouth direction turn off at the first turning opposite the Keswick junction. Proceed through the village, bearing left and the property is located on the right hand side.

COUNCIL TAX

We have been advised by Cumberland Council (0303 123 1702) that this property is placed in Tax Band D

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.

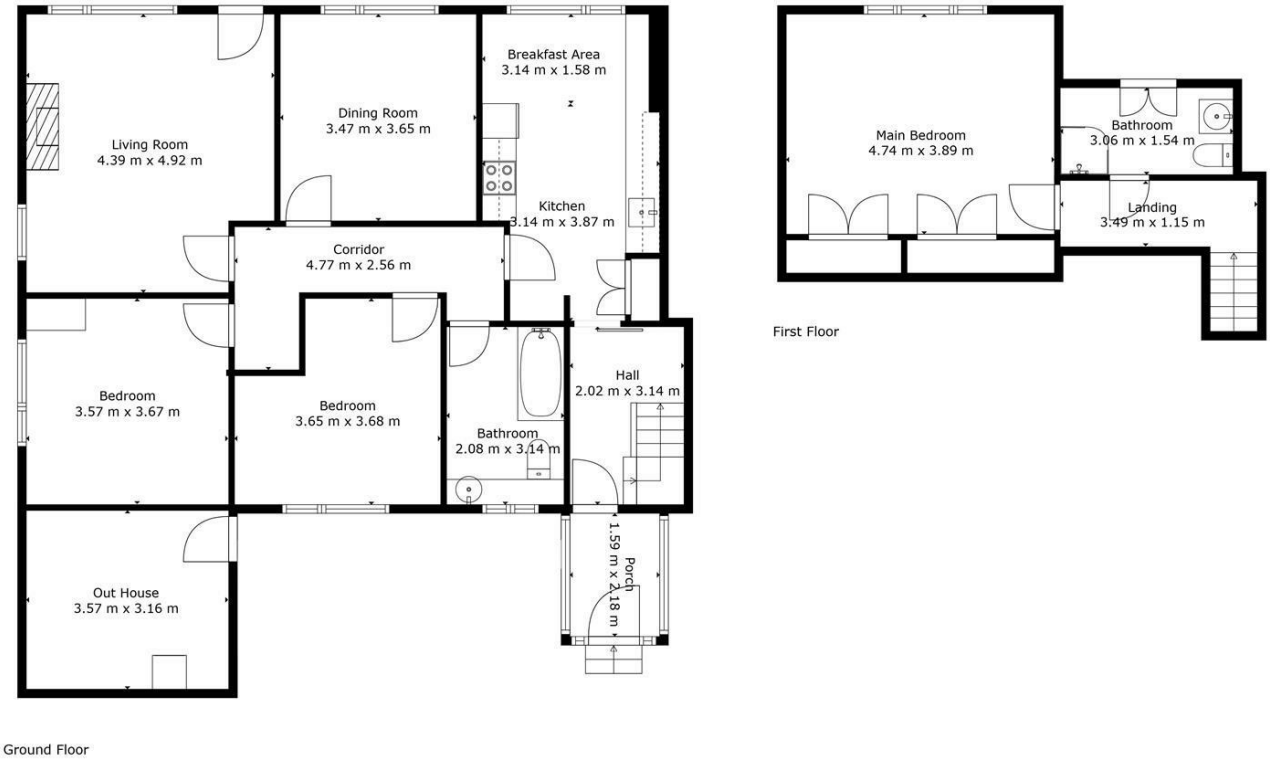
MORTGAGE ADVICE

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



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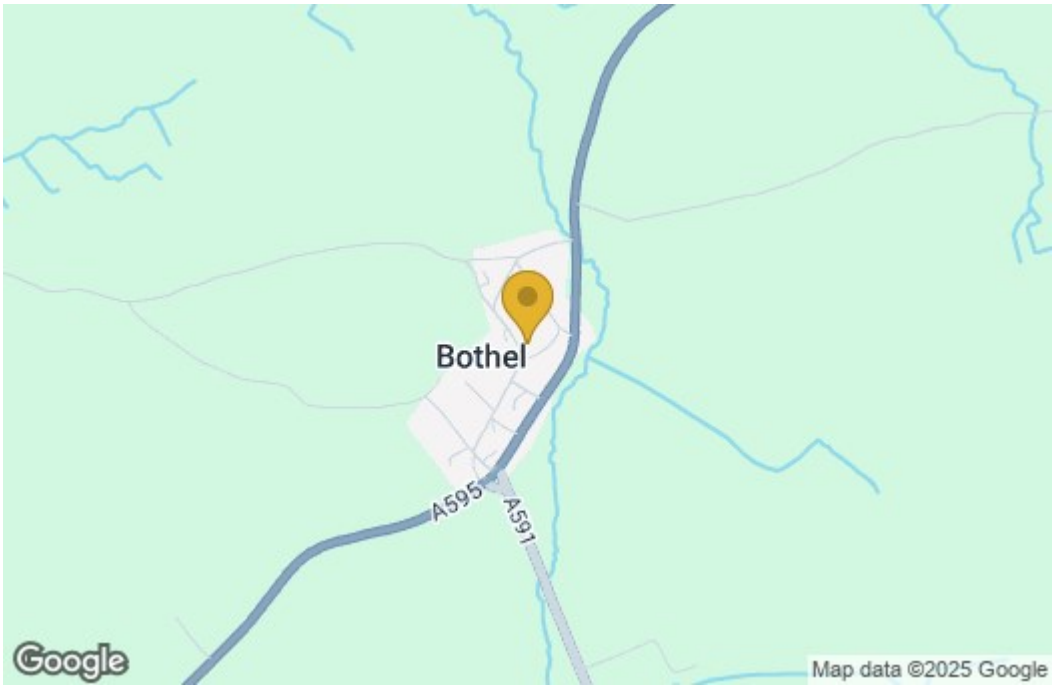
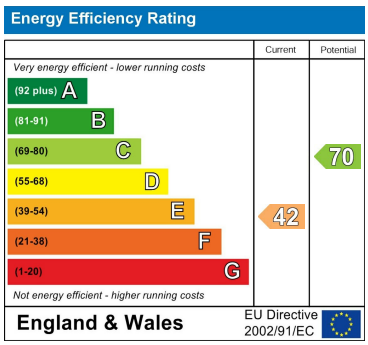
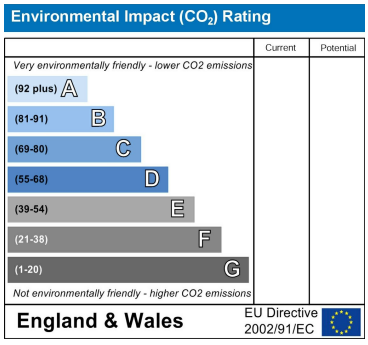
Measurements Are For Guidance Only.

Area Map



Energy Efficiency Graph





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