GRISDALES
PROPERTY SERVICES

Laurel Bank Hayton, Wigton, CA7 2NW

£335,000

STANDING PROUDLY ON THE EDGE OF HAYTON, this gorgeous and full-of-character four-bedroom detached family home offers warmth, charm and space in equal measure. Lovingly cared for by its current owners for many years, it's beautifully presented throughout while still offering scope to add your own personal touch. Outside, you'll find child-friendly gardens, off-road parking, and a single garage, making it as practical as it is appealing.

The real highlight? The views from the rear bedrooms, stretching across open countryside towards the Solway Firth and the distant Scottish fells - wait til you see the sunsets! Perfectly positioned for the local school and with easy access to Maryport, Cockermouth, Aspatria, the coast and the Lake District National Park, this is a home that combines village life with superb connectivity.

*** NO CHAIN *** NO CHAIN *** NO CHAIN ***

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THINGS YOU NEED TO KNOW

Double glazing
Gas central heating (calor gas)

ENTRANCE

The property is accessed via a uPVC door with coloured glazing panels, and that leads into:

ENTRANCE HALL

With dado rail, stairs to the first floor and understairs cupboard with coat hooks. Telephone point.

LOUNGE

21'5" x 12'0" (6.55 x 3.67)

A lovely light and airy room with windows to the front and rear. Electric fire on hearth with matching surround and dark stained mantlepiece over. Picture rail and television point.

RECEPTION ROOM TWO

13'10" x 12'0" (4.23 x 3.66)

With windows to the front and side, picture rail, ceiling rose and television point.

KITCHEN

13'3" x 9'7" (4.04 x 2.94)

Fitted with a range of base and wall units with natural wood with metal handles and laminate worktop over with ceramic tiled splashback. Includes 1.5 bowl stainless steel sink with mixer tap, plumbing for washing machine, space for fridge/freezer and freestanding electric cooker with extractor fan over, wall mounted gas boiler. Vinyl floor covering, picture rail, large window overlooking the rear and ample space for a dining table.

UTILITY AREA/REAR LOBBY
8'8" approximately x 3'7" (2.65 approximately x 1.11)

With composite door and large window overlooking the rear, space for one appliance, wall mounted shelving, additional worktop and ceramic tiled splashback beneath dado rail.

CLOAKROOM

With wash basin and two chrome taps, splashback and wall mounted mirror and low level WC. Continuation of flooring and uPVC window to the rear.

FIRST FLOOR LANDING

Stairs give access to landing with split landing. Walk-in cupboard with radiator and good range of shelving.

BEDROOM ONE
11'10" x 11'2" (3.61 x 3.42)

Double room to the front.

BEDROOM TWO
11'10" x 9'0" (3.63 x 2.75)

Double room to the front with dado rail.

BEDROOM THREE
11'11" x 8'9" (3.64 x 2.67)

Single bedroom to the rear with feature fireplace and dado rail.

BEDROOM FOUR
13'1" maximum x 9'6" (4.01 maximum x 2.92)

With large window overlooking the rear.

BATHROOM
11'10" x 4'6" (3.62 x 1.38)

Fitted with shower with sliding door in chrome frame and Mira shower and attachments, white wash basin with chrome mixer tap and low level WC set into vanity unit with laminate worktop over and matching upstand. Wall mounted mirror, frosted window to the side and chrome ladder style radiator, spotlights.

PARKING & GARAGE

Tarmacked drive for 3 - 4 cars leads to a detached single garage.

FRONT GARDEN

Laid to lawn with good boundaries and concrete path to the side.

REAR GARDEN

Large patio area to the rear and part to the side of the house, garden tap and lawn borders and steps lead down to a further lawn with vegetable growing area and gas tank.

OUTLOOK
From the rear over countryside to the Solway Firth and the Scottish fields in the distance.

DIRECTIONS

The property is located just off the centre of Hayton. Proceed into the village, bear left and continue through and the property can be found on the right hand side by the small turning to the right.

OUTLOOK

There is a lovely open aspect from the rear of the property.

COUNCIL TAX

Cumberland Council (0300 373 3730) advise that this property is 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

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.