GRISDALES
PROPERTY SERVICES

Meadow Barn Well Road, Oughterside, Wigton, CA7 2PT

£260,000

Quietly situated in the tranquil village of Oughterside is this charming barn conversion which offers a delightful blend of charm and modern living. This deceptively spacious semi-detached property features three bedrooms, three reception rooms, two bathrooms and a fabulous kitchen making it an ideal home for a family or a couple wanting some great space. Within walking distance of the local primary school it's also within the catchment area of some great secondary schools too - all perfect for family living.

The layout is thoughtfully designed to maximise comfort and functionality, ensuring that every corner of the home is utilised to its fullest potential. The first floor lounge is stunning with a vaulted ceiling and a pleasing outlook from both aspects.

The lovely cottage-style gardens are a delight, offering a serene outdoor space to unwind. The addition of a summerhouse enhances the appeal, providing a perfect spot for hobbies or simply enjoying the garden views. There's also plenty of parking too.

Set off a small road, this home enjoys a peaceful setting while still being part of a popular village community and it truly embodies the essence of country living, making it a wonderful opportunity for those looking to settle in a picturesque location.

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THINGS YOU NEED TO KNOW

Oil central heating
Double glazing
Solar panels are fitted and are owned by the vendor. It is understood that Scottish Power reimburse her the electricity used every three months. Depending on how much sunlight is generated and the time of year the quarterly payment can vary from £200 to £800.

ENTRANCE

The property is accessed via a upvc door, leading into:

ENTRANCE HALLWAY

6'9" x 5'6" (2.06 x 1.70)
With wood effect flooring, vaulted ceiling in pine, window to the side, coach light and hardwood door leading into:

DINING ROOM

14'0" x 10'9" (4.29 x 3.30)

A lovely room with window to the front, dado rail and doors leading to the lounge and utility room.

LOUNGE

18'7" x 11'0" (5.67 x 3.37)

A lovely light room with two windows to the front, feature cupboard and radiator cover, dado rail, television point and natural stained door leading into:

KITCHEN

16'7" x 15'5" (5.06 x 4.72)

Fitted with a range of base and wall units in white gloss with chrome handles and granite worktop over. Includes double electric oven, Smeg hob with stainless steel splashback and glass and stainless steel glass extractor fan. Integrated dishwasher, 1 1/2 bowl stainless steel sink unit with mixer tap and space for a fridge/freezer. Curved breakfast bar.
Grey tiled floor, spotlights, stairs to the first floor, large window to the side and upvc door, with frosted panel, leading to:

UTILITY ROOM

10'3" x 7'10" (3.14 x 2.39)

Base and all units with laminate worktop over and including round stainless steel sink with blue tile splashback and plumbing for washing machine. Doors leading to dining room, kitchen and bathroom. Blue glass bricks between bathroom and utility room and blue tiled floor.

BATHROOM

9'6" x 7'10" (2.91 x 2.41)

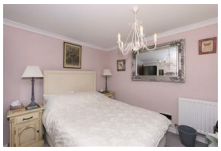
Fitted with pedestal wash basin, with chrome mixer tap, low-level wc, bath with patterned screen and tap connected shower. Part tiled with white ceramic tiles with patterns, white curved radiator, blue tiled floor, frosted window to the rear and extractor fan.

FIRST FLOOR LOUNGE
16'7" x 16'2" (5.08 x 4.94)

Stairs from the kitchen upen up into this fabulous lounge with large window overlooking the rear and window to the side. Vaulted ceiling with beams. Television point, wall lighting and multi-fuel stove on quarry tiled hearth.

INNER HALLWAY
15'11" x 3'5" (4.86 x 1.06)
With large walk-in storeroom.

BEDROOM ONE
16'2" x 10'2" (4.94 x 3.12)



Double room to the front with coving.

BEDROOM TWO (primary bedroom)
10'11" x 10'8" (3.34 x 3.27)

Double room to the rear with vaulted ceiling with timber beams. Built-in range of wardrobes in white with gold knobs and mood lighting. Large window to the rear.

BEDROOM THREE
11'0" x 6'9" (3.36 x 2.08)

Spacious single room to the front with coving and built-in cupboard.

BATHROOM
7'0" x 6'2" (2.15 x 1.89)

Fitted with pedestal wash basin, with chrome mixer tap, low-level wc and shower with curved screen in chrome frame with wall mounted chrome shower and attachments. Part fitted with coloured ceramic tiles. Frosted window to the rear and louvre fronted cupboard with shelving.

SUNROOM
12'10" x 7'10" (3.92 x 2.39)

With tiled floor and fitted with a good range of shelves. Makes

an ideal potting shed. Glass ceiling in framework and door to the rear.

PARKING

Parking available on the road and a drive, with gate, leads to a gravelled area with parking for three to four cars.

FRONT GARDEN

With sandstone retaining wall and a beautiful selection of plants and shrubs with lawn beyond, all enclosed with some lovely mature trees.

SIDE GARDEN

With large log store and gravelled area, perfect for flowerpots. A gate takes you to the side and rear garden.

REAR GARDEN

A really pretty garden with lawn, pergola, borders to the side and access leading to a summer house with decking to the front.

SUMMERHOUSE

Modern summerhouse with decking to the front.

WHAT3WORDS

W3W: start.teeth.regretted

DIRECTIONS

From the centre of Oughterside take the road leading to Prospect. Turn left into Well Road and the property is about half way along on the left hand side.

COUNCIL TAX

We have been advised by Cumberland Council (0303 123 1702) 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 REGULA

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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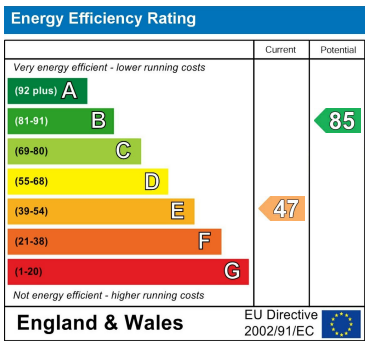
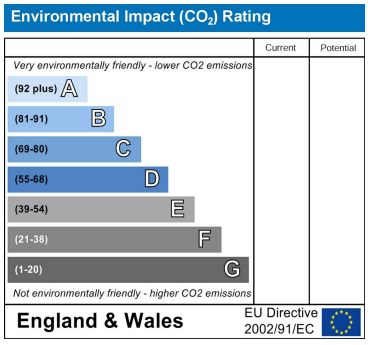
Measurements Are For Guidance Only.

Area Map

Energy Efficiency Graph





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