



## Springbeck Plumbland, Wigton, CA7 2HD

**£395,000**

Step inside and prepare to be wowed by space, light, and endless potential!

This impressive detached bungalow sits proudly on a generous plot and offers the rare opportunity to create something truly special. With sweeping countryside views to the rear and a sought-after edge-of-village location, you'll enjoy the best of both worlds — peaceful rural living with a primary school, welcoming pub, and excellent access to Cockermouth, Aspatria, and the Lake District and coast just minutes away.

Inside, the rooms are wonderfully spacious and flooded with natural light, while outside, the charming approach over a bridge crossing a gentle stream sets the tone for what's to come. Surrounded by lovely gardens and bursting with promise, this is the perfect home for families or those looking to downsize or upsize.

Add a touch of imagination and you won't just be buying a house — you'll be creating your dream home.

\*\*\* NO CHAIN \*\*\* NO CHAIN \*\*\* NO CHAIN \*\*\*



## THINGS YOU NEED TO KNOW

Gas central heating (with brand new boiler located in the garage)

Double glazing with timber frames.

## ENTRANCE

The property is accessed via a UPVC door to the side and that leads into the inner lobby.

## LOBBY

With pedestrian door into the garage and door opening into the house.

## INNER HALL

Double doors leading to an entrance lobby. Coving, ample space for furniture and access into all main rooms.

## LOUNGE/DINING ROOM



A lovely room with windows to two aspects and sliding doors to the side. Television point, coving and modern electric fire set within slate fireplace.

## KITCHEN



Fitted with a range of base and wall units in dark oak with tile splash-back and laminate worktop over and includes a double plastic sink unit with mixer tap, plumbing for washing machine or dishwasher, space for an oven and additional appliances. Ample space for a dining table.

## CLOAKROOM



WC, wash basin with mixer tap and cupboard below, frosted window to the front and coving.

## UTILITY ROOM



Fitted with a range of base and wall units in oatmeal effect with laminate worktop over and stainless steel sink, plumbing for washing machine and space for an additional appliance. Wood effect vinyl flooring, coving and door leading into inner hall.

## REAR LOBBY

With UPVC door to the rear.

## BEDROOM ONE



Double room with an aspect to the side. Wash basin and small range of built-in cupboards. Door leading into WC.

## BEDROOM TWO



Double room with an aspect to the side and built-in cupboard.

## BEDROOM THREE



Double room with an aspect to the front driveway.

## BEDROOM FOUR



Double room to the front.

## BATHROOM



Fitted with champagne-coloured suite comprising WC, bath, twin wash basins and shower enclosure. Frosted window to the front.

## DRIVEWAY



Access is over a bridge which crosses a small stream. Gravelled driveway which provides ample parking.



## DOUBLE GARAGE



Accessed via 2 separate single roller shutter doors. Wall-mounted gas boiler.

Please note that the existing boiler and wood storage container will be removed prior to completion of the sale.

## FRONT GARDEN



There are lawns either side of the drive and there is a stream at the bottom of the garden. Calor gas tank located within the front garden.

## REAR AND SIDE GARDENS



There are gardens to the side and rear which are mainly laid to lawn with shrubs, borders, trees etc. Patio and shed.

## OUTLOOK



There's a delightful outlook from the rear of the property over countryside.

## DIRECTIONS

W3W///eggplants.mend.flinches

From the centre of Plumbland take the road signed "The Square". Proceed up here and it is the last property on the left hand side as you leave the village.

## COUNCIL TAX

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

## 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.

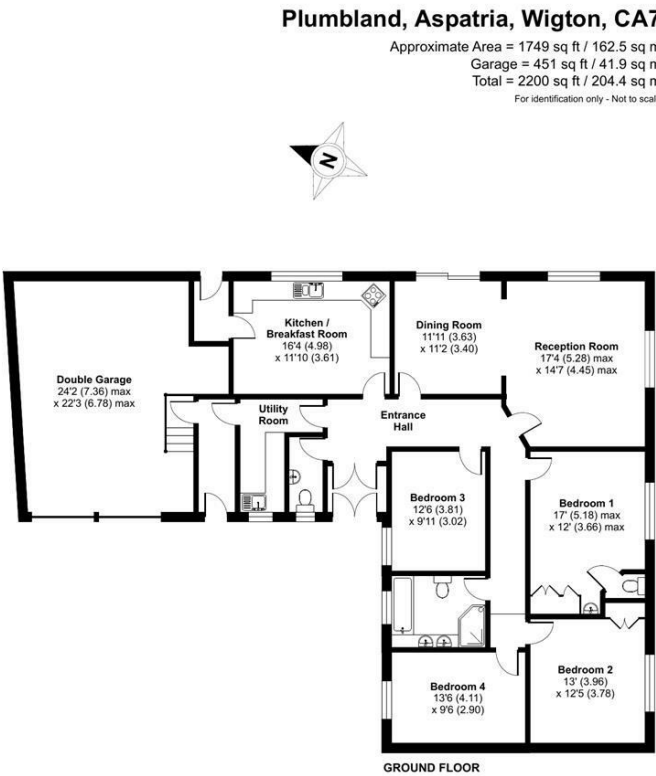
## **MORTGAGE ADVICE**

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

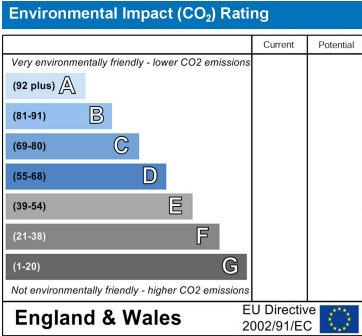
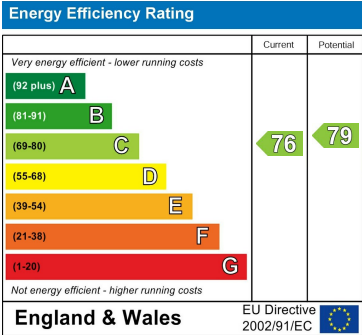


© Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Grisdale. REF: 1396553

Area Map



Energy Efficiency Graph



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