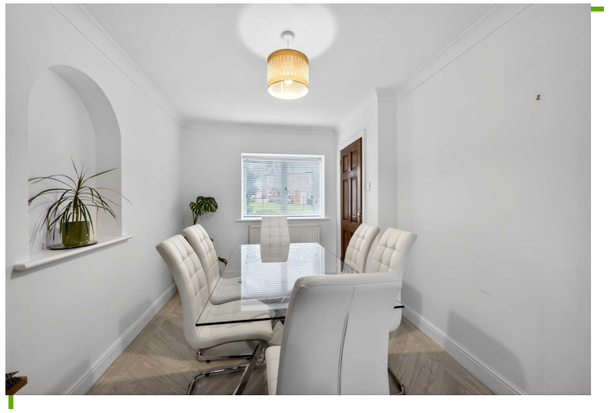




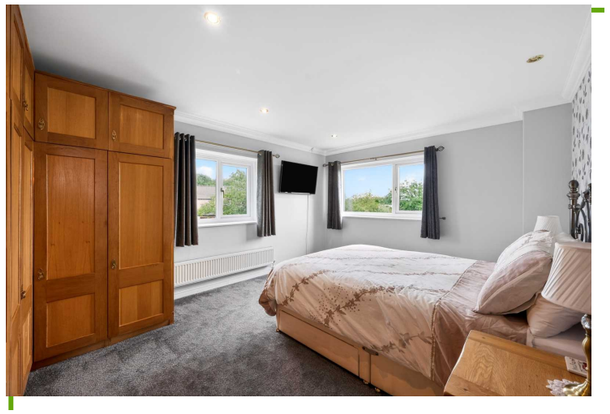












Orchard Farm House, Allerby,
Aspatria, Wigton, Cumbria, CA7

Asking Price: £475,000

Tenure: Freehold

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The Property Ombudsman

Orchard Farm House, Allerby, Aspatria, Wigton, Cumbria, CA7

Asking Price: £475,000 Tenure: Freehold

Council Tax Band:
EPC Rating: E
Local Authority: Cumberland Council, Allerdale

Other important information which you will need to know about this property can be found at your-move.co.uk

NO ONWARD CHAIN. DETACHED FOUR BEDROOM FAMILY HOME. This generous detached family home is located in the village of Allerby which has easy access to the A596 and only 30 mins to Keswick and the Lakeland National Park and 5 mins to the sea. This family home briefly comprises, kitchen/breakfast room, living room and separate dining room to the ground floor. To the first floor are four double bedrooms and two bathrooms. Outside is parking, garage, games room and a good size garden. Viewing is...

Ground Floor

Entrance Hall
Welcoming you to this substantial family home.

Kitchen/Breakfast Room
22'2" x 23' (6.76m x 7m)
L shaped generous kitchen/breakfast room with feature exposed brickwork, a range of modern fitted units, electric induction hob, electric double oven and integrated full length fridge, full length freezer, dishwasher, microwave and washing machine. There is ample room for a good size table of as a snug area, perfect for entertaining family and friends.

Dining Room
8'7" x 13' (2.62m x 3.96m)
Separate dining room leading via double doors form the kitchen/breakfast room.

Living Room
15'8" x 22' (4.78m x 6.7m)
Large dual aspect living room, flooded with natural light and having feature fireplace and woodburning stove, a fantastic space for the whole family to sit and relax.

Rear Porch
5'5" x 10' (1.65m x 3.05m)
Good size rear porch area, room to sit and overlook the rear garden and leading to the boot room and w/c cloakroom.

Boot Room
5'10" x 6'7" (1.78m x 2m)
Good size boot room, ideal for additional storage and houses the oil boiler.

W/C Cloakroom
2'6" x 5'3" (0.76m x 1.6m)
Handy downstairs w/c cloakroom, ideal for a busy family home.

First Floor

Bedroom 1
11'8" x 16'2" (3.56m x 4.93m)
Primary bedroom with dual aspect and having views over Skiddaw and the Lakeland fells in the distance and having built in storage.

Bedroom 2
11'11" x 13'1" (3.63m x 4m)
Double bedroom overlooking the front of the property.

Bedroom 3
9' x 13'3" (2.74m x 4.04m)
Double bedroom overlooking the front of the property.

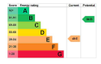
Bedroom 4
10' x 12'11" (3.05m x 3.94m)
Forth double bedroom with dual aspect.

Family Bathroom
7'11" x 10'3" (2.41m x 3.12m)
Family bathroom with bath, separate shower cubicle, w/c and wash hand basin.

Shower Room
4'9" x 8'4" (1.45m x 2.54m)
Shower room with shower cubicle, w/c and wash hand basin.

Outside
Outside to the rear of the property is drive with parking for 4-5 cars. There are several out buildings including a barn/garage, office, large games room and garden store.
There is a large rear garden with patio area, lawn, fruit trees, established plants and shrubs and raised area at the bottom of the garden which is perfect to sit and take in the views and sunsets from the Solway Coast in the distance.

Barn/Garage
20'2" x 25'1" (6.15m x 7.65m)
Good size barn/garage with mezzanine level and having lights and electric and housing the separate office, ideal for home working.

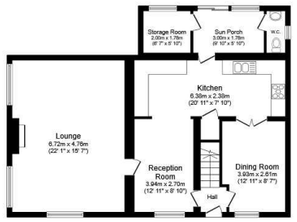


For full EPC please contact the branch.

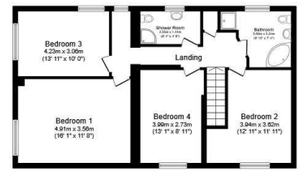
Games Room
13' x 22' (3.96m x 6.7m)
Good size games room or additional office space, ideal for teenagers as a games room.

Garden Store
Stone built garden store.

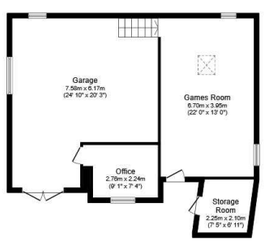
Agents Notes
The property is double glazed and has oil heating.



Ground Floor



First Floor



Outbuilding

Total floor area 238.0 sq.m. (2,562 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Your Move. Powered by www.focalagent.com

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All Measurements are Approximate.

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Floorplan Clause
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