

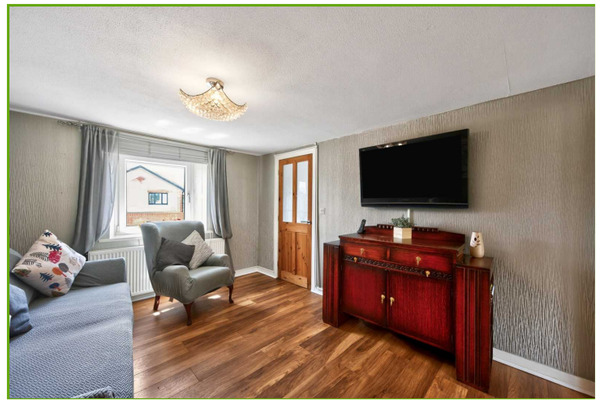














Barclose, Abbeytown, Wigton,
Cumbria, CA7

Asking Price: £390,000

Tenure: Freehold

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The Property Ombudsman

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Council Tax Band: C
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. IMMCULATE FAMILY HOME WITH SO MUCH MORE. Located in the popular village of Abbeytown this immaculate family home is not to be missed. The property briefly comprises, entrance hallway, living/dining room, kitchen, shower/utility room and sitting room to the ground floor. To the first floor are four double bedrooms and further shower room. Externally there are gardens wrapping around the house and to the rear is yard with parking for up to 15 cars, triple garage and two single...

Ground Floor

Entrance Hall
Welcoming you to this immaculate deceptively spacious family home.

Living/Dining Room
11'2" x 22'5" (3.4m x 6.83m)
Spacious living/dining room with ample room for the whole family to relax and the dining area having room for a 8 seater dining table and having doors leading out onto the patio area.

Kitchen/Breakfast Room
8'1" x 16'1" (2.46m x 4.9m)
Modern kitchen/breakfast room with a range of fitted units, Induction electric hob, electric oven, integrated wine fridge, breakfast bar and handy walk walk in larder/storage room.

Shower/Utility Room
4'9" x 7'4" (1.45m x 2.24m)
Handy ground floor shower room with shower cubicle, w/c and sink also having plumbing for washing machine .

Side Hallway
Having access to the side of the property.

Sitting Room
13'4" x 14'2" (4.06m x 4.32m)
Second reception room, ideal as a separate sitting room with feature fireplace and multi fuel stove.

First Floor

Bedroom 1
13'5" x 14'2" (4.1m x 4.32m)
Primary bedroom with views over the Lakeland Fells in the distance and having built in storage.

Bedroom 2
11'3" x 13'8" (3.43m x 4.17m)
Spacious second double bedroom with dual aspect windows with views over the Abbey and the Lakeland Fells in the distance and having built in storage.

Bedroom 3
8'8" x 10'4" (2.64m x 3.15m)
Double bedroom overlooking the side of the property.

Bedroom 4
8' x 8'10" (2.44m x 2.7m)
Forth bedroom overlooking the rear of property.

Family Shower Room
5'2" x 9'3" (1.57m x 2.82m)
Shower room with shower cubicle, w/c and wash hand basin.

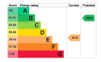
Outside
To the side and rear of the property are lovely gardens with patio area leading from the dining room. Behind the gardens is the side access to the property with parking for up to 15 cars, yard area with lawn and one triple and two single garages.

Triple Garage
15'1" x 41'4" (4.6m x 12.6m)
This triple garage is ideal for a car enthusiastic or with the correct planning could be used as a business premises. The garage has lights and electrics.

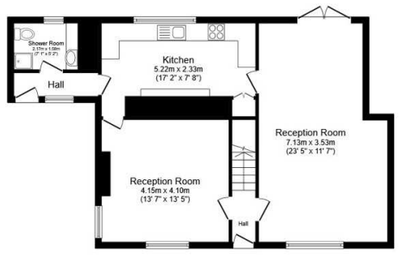
Single Garage 1
10'3" x 15'1" (3.12m x 4.6m)
Single garage with electric.

Single Garage 2
8'1" x 15'1" (2.46m x 4.6m)
Second single garage.

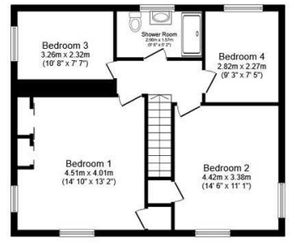
Agents Notes
The property is double glazed and has oil heating.
The property had historic planning permission for the erection of a detached dwelling, planning application Ref 2/1993/1062.



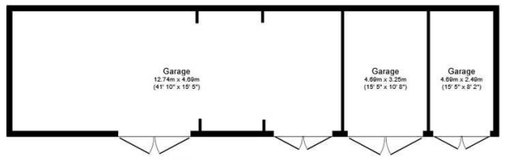
For full EPC please contact the branch.



Ground Floor



First Floor



Garage

Total floor area 230.3 sq.m. (2,478 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).
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All Measurements
All Measurements are Approximate.

Laser Tape Clause
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Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.