















Laurel Grove, Blencogo, Wigton,
Cumbria, CA7

Asking Price: £450,000

Tenure: Freehold

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Council Tax Band: C
EPC Rating: TBC
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

This four bedroom detached family home is located in the popular village of Blencogo. Tucked away down its own private drive this detached home is not to be missed. Situated in large wrap around grounds with detached barn, detached garage and approximately one acre field this is a real find. Viewing is highly recommended to appreciate the location, grounds and accommodation on offer.

Ground Floor

Front Porch
Front entrance porch leading to this family home.

Living Room
12'10" x 15'7" (3.9m x 4.75m)
Good size living room with multi fuel stove and feature fireplace, a perfect cosy space for the whole family, having a good size understairs storage cupboard.

Dining Room
12' x 12'2" (3.66m x 3.7m)
Separate dining room, ideal for formal dining or can be an additional versatile reception room, having dual aspect and open fire.

Sun Room
Good size sun room overlooking the gardens and having double doors leading out onto the rear garden, an ideal entertaining space.

Study
5'1" x 10'11" (1.55m x 3.33m)
Study with dual aspect an ideal space for home workers or as a games area.

Utility Room
6'6" x 10'3" (1.98m x 3.12m)
Handy utility room with plumbing for washing machine and integrated freezer, leads to ground floor w/c cloakroom.

W/C Cloakroom
2'4" x 5'7" (0.7m x 1.7m)
Ground floor w/c cloakroom with wash hand basin.

Kitchen/Breakfast Room
10'3" x 11'11" (3.12m x 3.63m)
Light kitchen/breakfast room with a range of fitted units, electric hob, electric oven, integrated fridge and breakfast bar.

Rear Porch
2'10" x 13'5" (0.86m x 4.1m)
A sunny porch, an ideal place to sit and enjoy the views over the gardens and for storage of shoes and coats.

First Floor

Bedroom 1
11'11" x 16'2" (3.63m x 4.93m)
Primary light and airy bedroom with ensuite shower room.

Ensuite Shower Room
5'9" x 6'8" (1.75m x 2.03m)
Ensuite shower room with shower cubicle, w/c and wash hand basin.

Bedroom 2
12'3" x 12'6" (3.73m x 3.8m)
Second double bedroom overlooking the front of the property.

Bedroom 3
11'1" x 11'9" (3.38m x 3.58m)
Third double bedroom with built in storage.

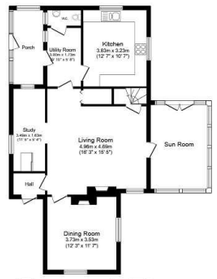
Bedroom 4
6'8" x 9'8" (2.03m x 2.95m)
Small double bedroom, ideal for a child or as an additional office space.

Bathroom
5'5" x 6'9" (1.65m x 2.06m)
Bathroom with bath, w/c and wash hand basin.

Outside
Sweeping private drive leads to the house with parking for 5 cars, electric charging point and double timber garage.
There are wrap around generous grounds with lawns, established plants and shrubs.
The separate barn is divided up into various rooms, and additional outhouses to the rear .
The barn houses the solar panels and has fantastic potential with the correct planning permission to utilise this versatile space.
Next to the barn is a strip of common land and across this is the field.
The field is approximately an acre and presently houses chickens and bees but has scope for many options.

Agents Notes
The property is double glazed and has oil heating and is connected to mains drainage.
There are solar panels on the barn roof.

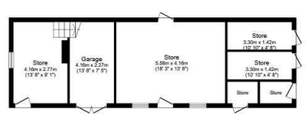
For full EPC please contact the branch.



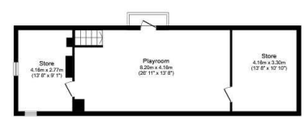
Ground Floor



First Floor



Barn Ground Floor



Barn First Floor

Total floor area 257.6 sq.m. (2,773 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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Floorplan Clause
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