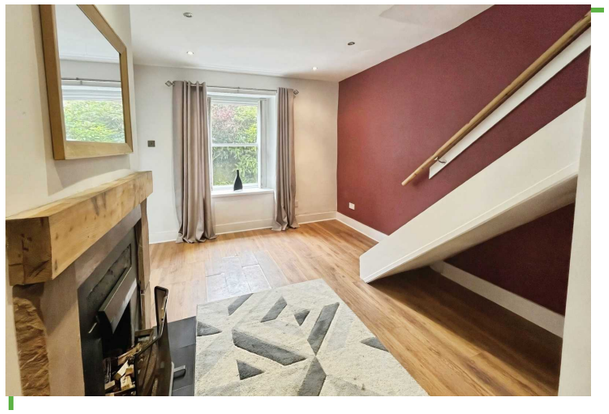
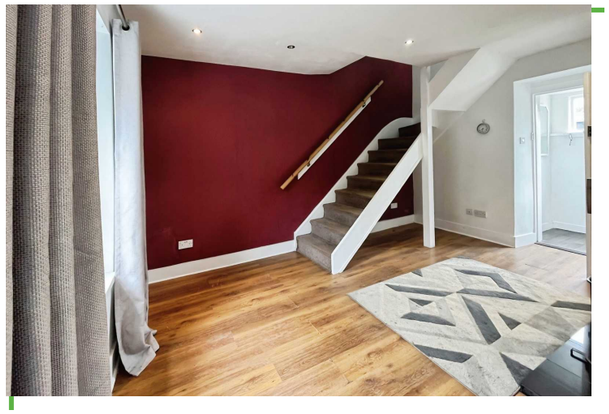
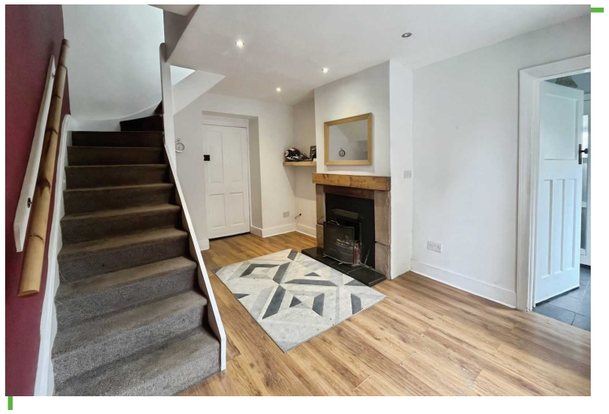


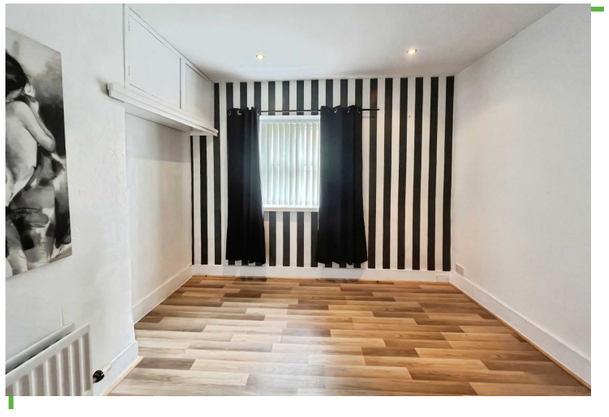


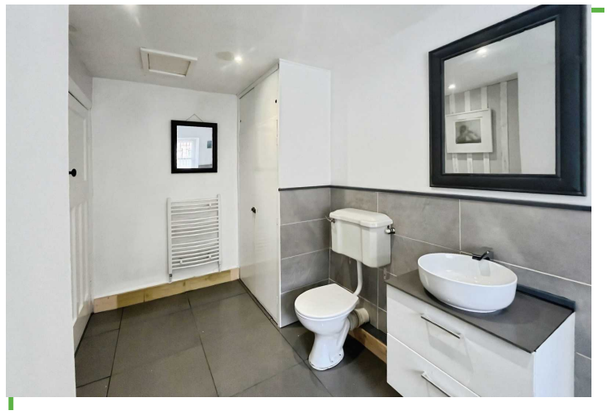












Hospital Cottages, Wigton,
Cumbria, CA7

**Asking Price: £95,000**

**Tenure: Freehold**

YOUR MOVE

your-move.co.uk

# Hospital Cottages, Wigton, Cumbria, CA7

**Asking Price: £95,000 Tenure: Freehold**

Council Tax Band: A
EPC Rating: F
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. This one bedroom Grade 11 listed cottage is located in the heart of the market town of Wigton. The property briefly comprises, entrance hallway, larder cupboard, kitchen, living room and storage/utility area to the ground floor. To the first floor is a double bedroom and bathroom. Outside is a front garden, and to the rear is an enclosed garden with shed and outhouse.

**Ground Floor**

**Entrance Hall**
With handy large pantry cupboard.

**Kitchen**
6'9" x 9' (2.06m x 2.74m)
Kitchen with a range of fitted units.

**Living Room**
10'6" x 14'3" (3.2m x 4.34m)
Cosy living room with open fire, feature fireplace and stairs to the first floor.

**Rear Porch/Utility Area**
3' x 11'9" (0.91m x 3.58m)
Fantastic storage space and plumbing for washing machine so doubles up as a utility area, leads to rear garden.

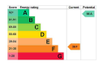
**First Floor**

**Bedroom**
9'7" x 10'11" (2.92m x 3.33m)
Double bedroom over looking the church at the front of the property.

**Bathroom**
6'11" x 14'8" (2.1m x 4.47m)
Spacious bathroom with bath, w/c, wash hand basin and built in storage houses the water tank.

**Outside**
To the front of the property is a garden with established plants and shrubs. There is access to the rear down the side of the property. To the rear is a good size garden with decked seating area, Astro turf, shed and outhouse. There are double gates allowing access to park a car at the rear also.

**Agents Notes**
The property is Grade 11 listed and is mainly single glazed. The heating is from a back boiler behind the open fire there is also an immersion heater.
There is off street parking for a car at the rear.
PLEASE NOTE- There is a right of way across the rear of the property for the two neighbouring houses.



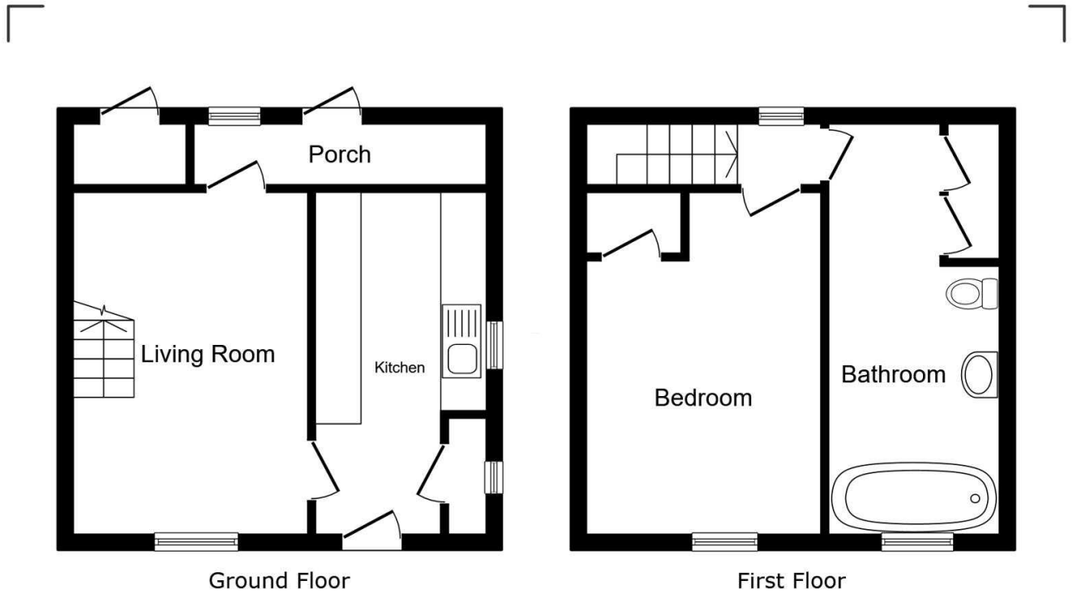
For full EPC please contact the branch.

Your Move is a trading name, independently owned and operated under licence from your-move.co.uk Limited, by Property @ Cumbria Limited (company number 14872626), registered in England at 31-33 Fisher Street, Carlisle, United Kingdom, CA3 8RF

All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

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




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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

YOUR MOVE
your-move.co.uk

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Your Move.