

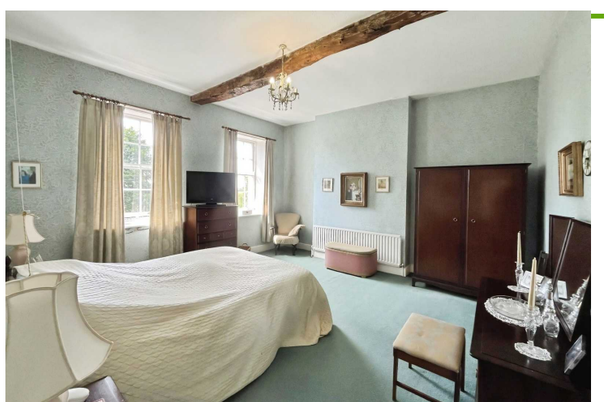














Easton Hall, Easton, Wigton,
Cumbria, CA7

Asking Price: £425,000

Tenure: Freehold

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The Property Ombudsman

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Council Tax Band: F
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

NO ONWARD CHAIN. This spacious detached Grade 11 period home is located in the quiet hamlet of Easton which is situated a stones throw from the Solway Estuary and 9 miles into the city of Carlisle and M6. The property briefly comprises, two reception rooms, kitchen/dining room and utility to the ground floor. To the first floor are four double bedrooms and two bathrooms. Outside is a garden to the rear, outhouses and parking. Viewing is highly recommended.

Ground Floor

Entrance Porch
Welcoming you to this period grade 11 listed family home.

Living Room
15' x 20'6" (4.57m x 6.25m)
Spacious living room with period features, feature fireplace and bar area.

Sitting Room
14'7" x 14'11" (4.45m x 4.55m)
Formal sitting room which offers a spacious second reception room and opens out into the dining room.

Dining Room
11'3" x 15'1" (3.43m x 4.6m)
An elegant dining room a perfect room for dinner parties or entertaining family and friends.

Kitchen/Breakfast Room
13'3" x 20'6" (4.04m x 6.25m)
Large kitchen/breakfast room with a range of fitted units, electric hob, electric oven, breakfast bar and plenty of room for an eight seater dining table.

Utility Room
8'3" x 14'2" (2.51m x 4.32m)
Good size utility room with sink, additional units, built in storage and houses the boiler.

First Floor

Bedroom 1
15'1" x 15'4" (4.6m x 4.67m)
Spacious double bedroom with double windows allowing natural light to flood into the property.

Bedroom 2
10'11" x 15'1" (3.33m x 4.6m)
Second double bedroom overlooking the garden to the rear.

Bedroom 3
13'8" x 15'1" (4.17m x 4.6m)
Double bedroom located to the front of the property with built in storage.

Bedroom 4
11' x 13' (3.35m x 3.96m)
Double bedroom with built in storage and adjoining ensuite bathroom.

Ensuite Bathroom
8'4" x 12'11" (2.54m x 3.94m)
Ensuite bathroom with bath, shower over, w/c, wash hand basin and built in storage cupboard.

Outside
To the front of the property is a garden and entrance to the double fronted home. To the rear is an enclosed garden with lawn, parking for up to 4 cars, outhouses and car port.

Agents Notes
The property is single glazed and has oil heating.
There is a septic tank which is located within the property grounds.

Due to the circumstances of the sale, we have been unable to obtain detailed information about the property. Buyers are advised to make their own enquiries and satisfy themselves, as well as their mortgage lender, regarding all aspects of the property. Please speak to a member of the team for further clarification.

Additional Information
There is approximately a 1.2 acre field which is located directly opposite the road to Easton Hall which is also available with the house sale with an additional price. Please inform the branch if interested.

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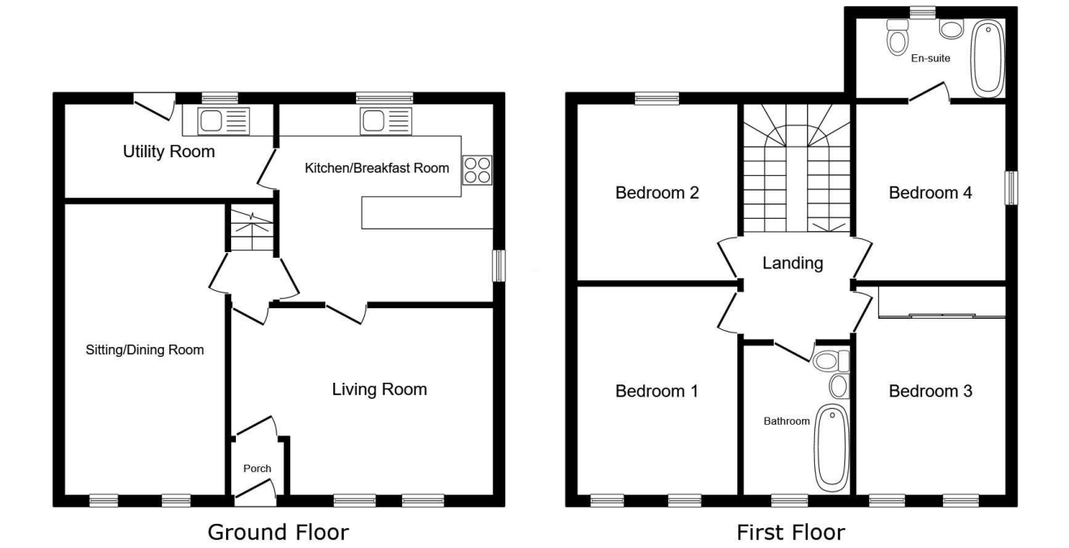
All Measurements

For full EPC please contact the branch.

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

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