















Rose Byre, Wiggonby, 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: 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

IMMACULATE FOUR BEDROOM DORMER BUNGALOW. Spacious four-bedroom dormer bungalow enjoying beautiful views over open countryside. The property offers four double bedrooms, modern kitchen, generous living room, sun room, utility room, garden, garage and ample off-road parking. An ideal family home combining spacious accommodation with a peaceful rural setting.

Ground Floor

Entrance Hallway
Spacious entrance hallway welcoming you to this turn key ready family home, having handy built in storage.

Living Room
14' x 19'1" (4.27m x 5.82m)
Light and airy living room with an ideal space for entertaining friends and family as leads onto the sun room. The living room has wood burning stove and bio fold doors leading onto the rear garden, bringing the outside in,

Sun Room
11'10" x 13'5" (3.6m x 4.1m)
Good size sun room an ideal additional reception room over looking the garden and having double doors leading outside.

Kitchen/Dining Room
10'9" x 15'10" (3.28m x 4.83m)
Modern kitchen/dining room with a range of fitted units, Induction hob, electric double oven, integrated dishwasher and plenty of room for a six seater dining table.

Utility Room
6' x 11'9" (1.83m x 3.58m)
Positioned next to the kitchen this handy utility room has a range of modern fitted units, integrated washing machine, freezer and houses the boiler.

Bedroom 1
12'8" x 15'1" (3.86m x 4.6m)
Ground floor, generous double bedroom.

Bedroom 4
9'8" x 9'8" (2.95m x 2.95m)
Forth double bedroom which is currently being used as a snug but could easily bee a double bedroom.

Bathroom
9'9" x 10' (2.97m x 3.05m)
Modern bathroom with bath, separate shower cubicle, w/c and wash hand basin.

First Floor

Landing
Having two built in storage cupboards.

Bedroom 2
15' x 17'9" (4.57m x 5.4m)
Large primary bedroom with built in storage and Velux window.

Bedroom 3
12'9" x 13'11" (3.89m x 4.24m)
Large bedroom with stunning views over open countryside and having built in storage.

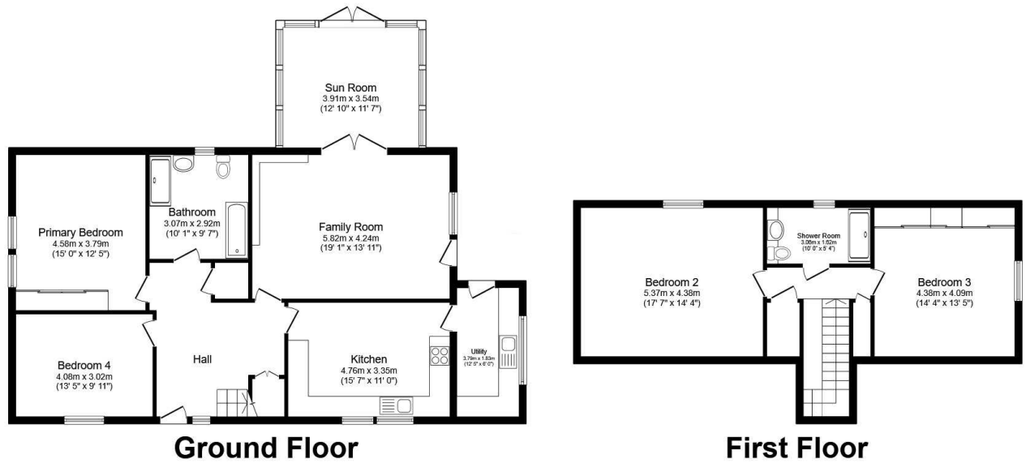
Shower Room
5'6" x 10'4" (1.68m x 3.15m)
Modern shower room with shower cubicle, w/c and wash hand basin.

Outside
The property is access though a courtyard area and then leads onto the properties private drive with parking for 4 cars and single garage. To the side of the property is the private enclosed garden with Astro turf, patio area and stunning views over open countryside. There are sheds for outside storage and this low maintenance garden offers a quiet retreat to sit and relax.

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

Septic Tank: The property is served by a septic tank shared with approximately six other properties. A compliance certificate is not currently available; however, the sellers are seeking to obtain one. The current owners have confirmed that they pay £30 per month towards the upkeep of the tank. The property is accessed across a courtyard, over which it benefits from a right of way. Prospective buyers should ask their legal representative to verify the shared septic tank arrangements, maintenance responsibilities, associated costs, compliance status and rights of access, and ensure these meet their requirements and those of any mortgage lender before proceeding.

For full EPC please contact the branch.



Total floor area 164.2 sq.m. (1,768 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
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
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