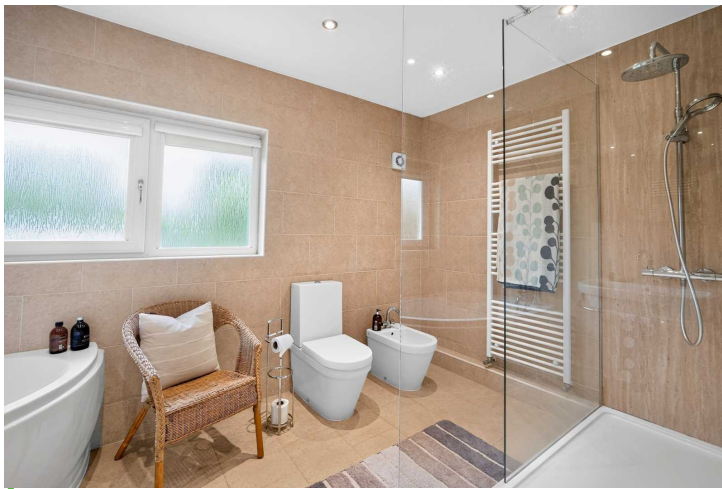




The Island, Anthorn, Wigton,
Cumbria, CA7

Asking Price: £375,000

Tenure: Freehold



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Wigton T: 016973 44797



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Asking Price: £375,000 Tenure: Freehold

Council Tax Band: D
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 THREE BEDROOM DETACHED HOME. Spacious three bedroom detached property located in the popular village of Anthorn, overlooking the Estuary and the Lakeland Fells in the distance. The property offers well-proportioned accommodation throughout briefly comprising of three reception rooms, two bathrooms and w/c cloakroom, a private garden, double garage and off-street parking. An excellent family home combining generous living space with practical modern-day features.

Ground Floor

Entrance Hallway
Welcoming you to this extended substantial family home.

Kitchen/Breakfast Room
13'3" x 14'4" (4.04m x 4.37m)
Good size kitchen/breakfast room with a range of fitted units, electric induction hob, electric oven and microwave. There are also integrated dishwasher and fridge and plenty of rom for a four-six seater dining table.

Living Room
12'5" x 17'9" (3.78m x 5.4m)
Lovely dual aspect living room with stunning views over the Estuary and the Lakeland Fells in the distance and having multi fuel stove, an ideal space for the whole family to sit and relax.

Dining Room
13' x 13'3" (3.96m x 4.04m)
Large dining room with plenty of room for a eight seater dining table or would be ideal as a family room or home office overlooking the

Estuary.

Sun Room
8'6" x 9'5" (2.6m x 2.87m)
Sun room positioned on the front of the property to take in the stunning views.

W/C Cloakroom
Handy ground floor w/c cloakroom, ideal for a busy family home.

Utility Room
6'7" x 20'6" (2m x 6.25m)
Utility room with plumbing for washing machine, room for a tumble dryer and additional units. There is a large boiler cupboard housing the oil boiler, water tank and controls for the Solar Panels.

First Floor

Landing
The property has a large landing with built in storage and plenty of room for a desk, an ideal home office space with stunning views.

Bedroom 1
15' x 17'9" (4.57m x 5.4m)
Large primary bedroom with built in storage, views over the Estuary and ensuite shower room.

Ensuite Shower Room
6'2" x 6'9" (1.88m x 2.06m)
Ensuite shower room with shower cubicle, w/c and wash hand basin.

Bedroom 2
12'6" x 18'1" (3.8m x 5.5m)
Large double bedroom with dual aspect allowing the room to be flooded with natural light and having built in storage and sink.

Bedroom 3
11' x 13'5" (3.35m x 4.1m)
Third generous double bedroom overlooking the Estuary.

Family Bathroom
7'5" x 13'3" (2.26m x 4.04m)
Large family bathroom with corner bath, separate shower cubicle, w/c and wash hand basin.

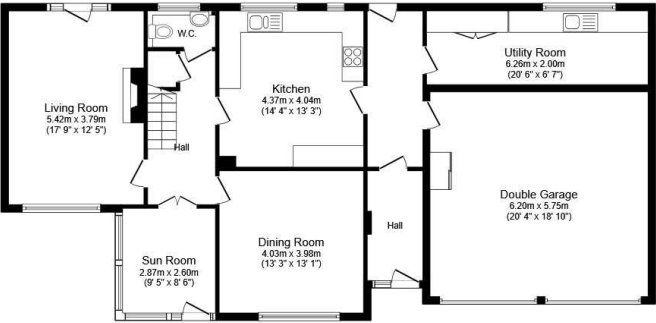
Outside
Outside gardens wrap around this home with established plants and shrubs, lawn area, patio, vegetable raised beds and fruit trees to the side. To the rear is a large wooden greenhouse with decked seating area to the front, an ideal space to sit and relax. To the front is drive for two cars and access to the double garage.

Double Garage
18'10" x 20'4" (5.74m x 6.2m)
Double garage with two electric doors and access via internal door also.

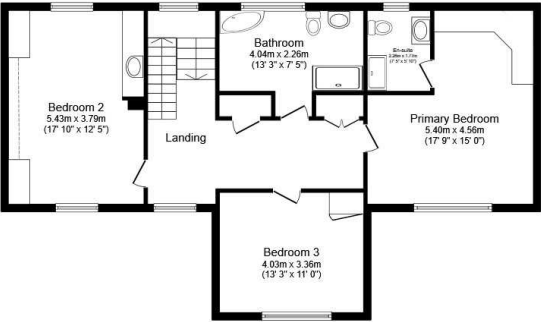
Agents Notes

For full EPC please contact the branch.

The property is double glazed and has oil heating and solar panels to the roof.
Party Walls and Boundaries: The boundary walls and fences separating this property from adjoining properties are understood to be party structures. Responsibility for their maintenance and any associated costs may be shared between the respective property owners.
Restrictive Covenants: The title to the property is subject to restrictive covenants, including, but not limited to, restrictions relating to residential alterations and commercial use of the property.
Agents’ Note: The sellers have confirmed that planning permission and Building Regulations approval are available in respect of the alterations carried out to the property. However, we understand that the works may also have been subject to a separate historic consent or approval requirement, and evidence of this has not been sourced. We are informed that this may be capable of being covered by an indemnity policy. Buyers should raise the matter with their legal representative during the conveyancing process and satisfy themselves that the position and any indemnity cover meet their requirements.



Ground Floor



First Floor

Total floor area 228.8 sq.m. (2,463 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