



Wildways, Baggrow Aspatria Wigton CA7 3QG

The beautiful outlook from the front of this three-bedroom detached bungalow is more than matched by the stunning presentation inside. Wildways offers a fantastic layout, spacious rooms and quality touches throughout.

Set to the top of a short lonning in the village of Baggrow this is a truly charming semi-rural location looking across the nearby countryside towards the Lake District fells. The village, combined with nearby Blennerhasset, offers a school, pubs and community, all just a short drive away from the lakes and Solway Coast.

This home has been configured and finished with great care with a delightful, light feel throughout. From the attractive hallway with ample storage you'll find living accommodation featuring a lounge and stunning L-shaped dining kitchen, all centred around a contemporary wood burning stove. This area is complemented by a practical wash room to one side. All three bedrooms are doubles and the large shower room has a modern spa feel to it.

In addition to the front and rear garden there is multi-vehicle parking and the option to purchase approximately 2 acres of land behind which would be subject to negotiation. This would make a superb pony paddock, garden allotment or nature area.

£249,950





ENTRANCE

1.58 x 1.32 (5'2" x 4'4")

The property is entered via a uPVC door with two window panes and two further windows to the side. Further light courtesy of side aspect window. Tiled floor and door leading into

HALLWAY

6.34 x 1.18 (20'10" x 3'10")

Impressive and very well presented hall way with two radiators including one triple and one double store cupboard, one of which contains the central heating boiler. Loft access point, inset spotlight and doors leading to the lounge, kitchen, bedroom and bathroom

LOUNGE

3.57 x 4.16 (11'9" x 13'8")

Triple front aspect window with superb country side view and outlook to the Northern fells. Radiator, exceptional contemporary wood burning stove which can be viewed from the lounge and kitchen, with a marble hearth. Beautiful presented room with stylish wall mounted lights and an opening to the dining kitchen

DINING KITCHEN

5.89 x 2.66 + 6.36 x 2.63 (19'4" x 8'9" + 20'10" x 8'8")

A very impressive L Shaped dining kitchen which benefits from natural light courtesy of dual aspect, with sliding doors, double front windows and two further windows with rear aspect. Two radiators, further sight of the wood burning stove, inset spotlights, kitchen area with base units and complementary work surface and a 1.5 sink with mixer tap. Space for a large oven with overhead extractor hood, feature spotlights to the bottom of the base units and floor length cupboard to one side. An exceptional heart of the home room with door leading to

UTILITY / WASH ROOM

2.96 x 2.40 (9'9" x 7'10")

Side aspect window and uPVC door leading out to the front of the property, base units with complementary work surface and under counter space for white goods, with plumbing. Integrated 1.5 sink with mixer tap, radiator and under floor heating.

BEDROOM ONE

3.95 x 3.63 (13'0" x 11'11")

Rear aspect window, radiator, double bedroom

BEDROOM TWO

3.83 x 3.24 (12'7" x 10'8")

Front aspect window, radiator, double bedroom

BEDROOM THREE

3.16 x 2.58 (10'4" x 8'6")

Side aspect window, radiator, double bedroom

SHOWER ROOM

2.73 x 1.99 (8'11" x 6'6")

Beautifully finished shower room with rear aspect frosted glass window, two tall heated towel rails. Stylish full tile surround with inset spotlights, large shower unit with both standard and rainfall shower heads, extractor fan, low level WC and wash basin built into a high standard modern vanity unit. Electric mirror.

EXTERNAL

At the front of the property is secure multi vehicle parking which runs to the side. Further garden space to the rear corner of the property with outbuildings and kennels and a path going to the rear of the property.

COUNCIL TAX

We have been advised by Allerdale Borough Council (01900 702530) that this property is placed in Tax Band C.

DIRECTIONS

From Cockermouth take the A595 towards Carlisle. Continue through Bothel and take the left hand turn signposted Blennerhasset. Follow the road into the village, pass the school on the right hand side and continue over the bridge into Baggrow. Follow the road past the Grey Goat Inn until reaching remains of a sandstone bridge, turn immediately right onto a laning and the property can be found on the left hand side.

VIEWING ARRANGEMENTS

To view this property, please contact us on 01900 829977.

NOTES TO BROCHURE

Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. None of the appliances, heating system or fittings included within the sale have been tested or can be assumed to be in full working order. Purchasers are strongly advised to satisfy themselves by way of survey and their own enquiries. The brochure does not constitute a contract, part of a contract or warranty.

THE CONSUMER PROTECTION REGULATIONS 2008

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

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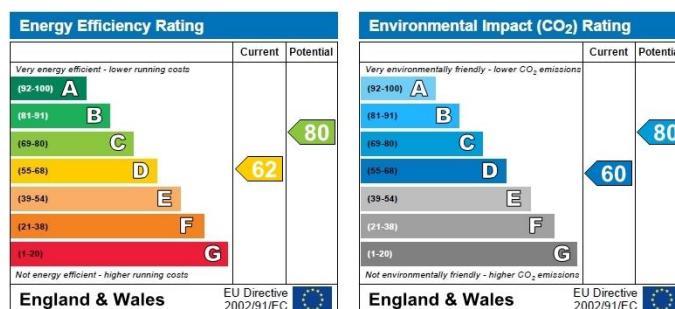
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