



# GRISDALES

PROPERTY SERVICES



**Criffel View , Wigton, CA7 2QD**

**£380,000**

PRIVately LOCATED AT THE END OF A TRACK just off the centre of Gilcrux is this delightful and very charming five bedrooomed detached home. Originally built as three cottages circa 1700 it was more recently converted and developed into a gorgeous and very comfortable home and has been loved by the present family for a number of years. There's a perfect blend of old and new with both ground and first floor bedrooms and living space.

The large informal gardens surrounding the house create a serene outdoor retreat, ideal for enjoying the peace of the area, yet it's within a stones' throw of the village hall and pub, both of which are instrumental in creating a great sense of community within the village. From the front the views are extensive and west facing and we're led to believe that the sunsets are a delight! Within the property itself is the potential for upgrading allowing new owners to personalise and enhance their living space to suit their tastes. This home is not just a residence; it is an opportunity to create a cherished family haven in a picturesque setting. If you are looking for a property that combines historical charm with modern possibilities, this gorgeous house in Gilcrux is certainly worth considering.

Helping you find your perfect new home...

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## THINGS YOU NEED TO KNOW

Oil fired central heating  
Double glazing

## ENTRANCE

The property is accessed via a part-glazed door which leads into:

## ENTRANCE HALLWAY

With part parquet floor and part wood effect laminate flooring.  
Stairs to first floor; under stairs cupboard.

## DINING ROOM

14'0" x 12'9" (4.27 x 3.91)



Step up into a fabulous room with wood effect laminate flooring and window overlooking the garden to the countryside beyond with the Criffel fells in the distance. Coving, wood burning stove on slate hearth with timber beam over and recessed shelving with cupboard. Additional recessed area with natural beam over. Step up into kitchen.

## KITCHEN

14'0" x 11'10" (4.27 x 3.63)



Fitted with a range of base and wall units in cream shaker style, with wooden knobs and laminate work surface over and ceramic tiled splashback. Includes 1 ½ bowl stainless steel sink unit with mixer tap, integrated dishwasher, integrated electric oven with 4-ring hob over and stainless steel extractor fan. Space for an American fridge/freezer and ample space for a dining table. Tile effect flooring, window to the side and large window overlooking the front garden.

## REAR ENTRANCE/STORE

7'8" x 6'3" (2.36 x 1.92)



With a continuation of kitchen flooring, uPVC door to the rear and double window to the side.

## UTILITY ROOM

6'5" x 6'3" (1.97 x 1.92)

Fitted with a range of base and wall units. Includes stainless steel sink, plumbing for washing machine. Continuation of tiled flooring. Double window to the rear.

## BEDROOM 1

15'5" x 0'0" (4.71 x 0.01)



Double room with laminate floor, windows overlooking the front and side.

## BEDROOM 4

11'8" x 7'0" (3.57 x 2.14)



With laminate floor and window to the side and rear, cupboard, shelving and hanging space.

## BEDROOM 5

8'9" x 12'9" (2.69 x 3.91)



Single room with laminate floor, window overlooking the front and built-in cupboard with louvre fronted doors.

## FAMILY BATHROOM



Fitted with bath with electric shower over, with tiled surround, low-level wc, wash basin with chrome mixer tap set into vanity unit with tiled splashback. Frosted window to the side.

## FIRST FLOOR LANDING

Staircase leads up to the first floor landing which gives access to the main living room, two bedrooms and the family bathroom. Large walk-in cupboard with shelving and access into the loft.

## LIVING ROOM

20'11" x 14'11" (6.39 x 4.56)



A beautiful first floor lounge with windows on two sides allowing ample natural light. Wall mounted shelving and television point.

## BATHROOM

With cast iron bath with chrome tap connected shower and hose. Low-level wc, shower enclosure and wash basin set into unit with mosaic tiling with large mirror above and spotlighting.

## BEDROOM 2

13'9" x 12'1" (4.21 x 3.70)



A spacious double bedroom with natural wooden floor and large window to the front.

## BEDROOM 3

12'7" x 10'10" (3.86 x 3.32)



With painted wooden flooring, a double room with small cupboard. Front aspect.

## PARKING



A shared driveway leads down to the property with parking at the far end.

## GARDENS



The gardens are quite extensive and informal and include lawns, well-established shrub and floral borders etc, along with a stone built outhouse and additional shed. Please note that there is a small stream that runs to the side of the property from a spring. There is an outside tap, an electric car charging station and a double bunded oil tank. A concrete path leads to the rear of the property where there is a further store (see floorplan for measurements).

## OUTLOOK



A fabulous outlook over the garden and countryside to the Solway Firth, including Criffel in the distance.

## DIRECTIONS

Approach Gilcrux from the Tallentire direction and proceed into the village passing the pub on the right. Continue through and just at the junction on the left signed to Oughterside there is a small driveway which sits to the left of the village hall. Go down the driveway to the bottom to Criffel View.

## COUNCIL TAX

We have been advised by Cumberland Council (0303 123 1702) that this property is placed in Tax Band D.

## 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.

## MOVING WITH GRISDALES

Moving is an exciting time but only if everything proceeds smoothly. Whether you are selling, letting, buying or renting, we understand that moving home can be a very stressful and daunting prospect. That's why, at Grisdales, we work together as a team, giving dedicated support and advice every step of the way to help your move run as smoothly and efficiently as possible.

## FREE MARKET APPRAISAL

If you are thinking of moving, we offer a completely free market valuation and appraisal of your existing home. We will advise you upon an asking price which accurately positions your property in the current market place, maximising viewings and your sale prospects.

## LETTINGS AND MANAGEMENT

If you are interested in property as an investment, we can help you every step of the way from Buy to Let advice to effective property letting and management

## SURVEYS AND VALUATIONS

We want your purchase to live up to those dreams, hopes and expectations. You need to know that your new home will not only be a sound investment, but also one which you will enjoy without the worry of the unknown. Grisdales offer a wide range of survey and valuation reports to meet different needs all backed by the qualification, experience and knowledge of a Chartered Surveyor.

## MORTGAGE ADVICE

Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

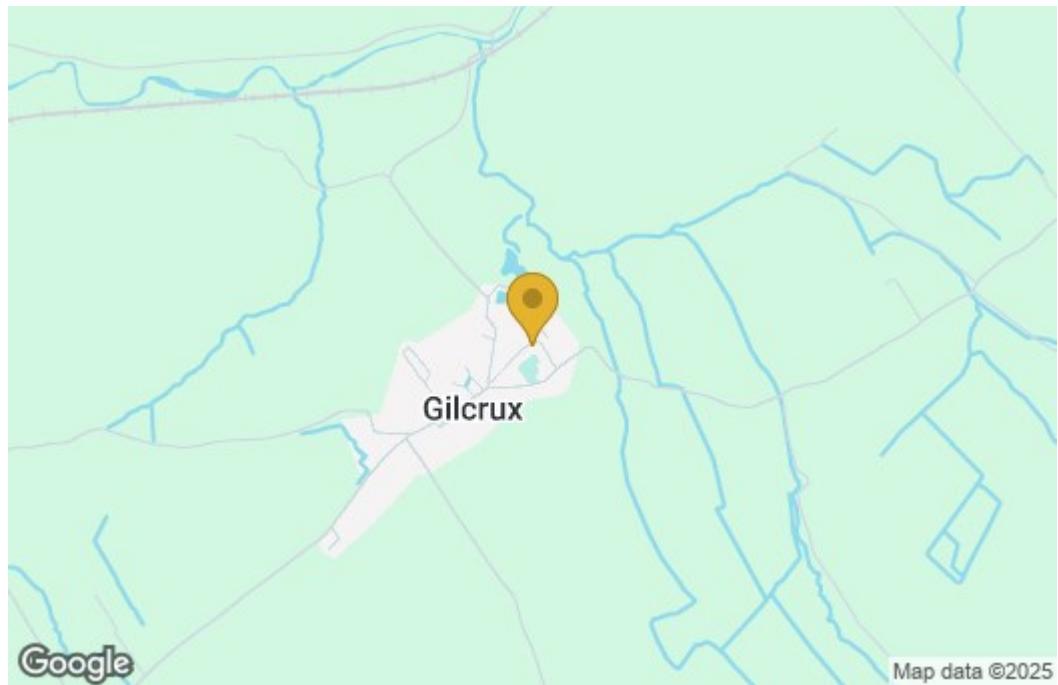
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

## Floor Plan



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.  
Produced for Grisdales. REF: 1285435

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D		
(39-54) E		44
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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