



Paddock House Gilcrux, Wigton, CA7 2QN

£495,000

This superb detached home offers a perfect blend of comfort and style and with four spacious bedrooms, it's ideal for families or those seeking extra space. The property boasts two well-appointed reception rooms and a spacious conservatory, all of which flows very well making it a sociable space for entertaining friends and family.

The two double garages and ample parking cater perfectly to car enthusiasts or those with multiple vehicles. There could also be the opportunity of converting the garages, or extending above, to create a larger home. The beautifully maintained gardens are truly the pride and joy of the owners and offer a serene outdoor retreat where one can relax and enjoy the natural surroundings.

Gilcrux is a sought-after village known for its strong community spirit, making it an excellent choice for those looking to settle in a friendly and welcoming environment. This lovely home not only provides ample living space but also a wonderful opportunity to become part of a vibrant community. If you're searching for a property that combines comfort, functionality and a picturesque setting and within close proximity to Cockermouth and Outstanding Schools this house is certainly worth considering.

*** NO CHAIN *** NO CHAIN *** NO CHAIN ***

THINGS YOU NEED TO KNOW

Oil central heating

Double glazing

Beech effect laminate flooring throughout the property with the exception of the staircases.

ENTRANCE

The property is accessed via a upvc door and which leads into:

ENTRANCE HALL

Burglar alarm control panel, window to the front and staircase leading to the first floor. Useful under stairs cupboard.

LIVING ROOM

25'5" x 14'4" (7.77 x 4.37)



A super dual aspect room with a window to the front and patio doors to the rear. Natural wood skirting boards. Coving, television point, and gas fire (propane gas) with gold surround on cream hearth with matching mantelpiece over. Door back into the hallway.

CLOAKROOM



Frosted window to the rear and extractor fan. Low-level wc, pedestal wash basin with tile splashback.

DINING ROOM

15'3" x 10'2" (4.67 x 3.12)



A lovely room with window to the rear and double doors leading into the conservatory. Door leading into kitchen.

CONSERVATORY

14'6" x 10'0" (4.42 x 3.05)



Windows to three sides and clear roof, patio doors to the garden.

KITCHEN

15'3" x 10'2" (4.67 x 3.12)



Fitted with a range of base and wall units in a beech effect, with laminate worktop over and tile ceramic splashback. Includes 1 1/2 bowl sink with stainless steel mixer tap. Integrated Bosch dishwasher, integrated AEG electric oven and 4-ring electric hob with stainless steel extractor over. Integrated fridge/freezer. Windows to the rear, spotlighting, telephone point, door into the hallway and door leading into:

UTILITY ROOM

10'5" x 9'3" (3.18 x 2.84)



Fitted with white base units and matching wall cupboards, with stainless steel sink and mixer tap and tiled splashback. Plumbing for washing machine, space for two further appliances. Frosted glazed upvc door to the rear and upvc window. Pedestrian door into garage.

STAIRCASE

With stairs to the first floor which separates and leads to two landings.

LANDING 1

Access into the loft.

BEDROOM 1 (MASTER BEDROOM)

12'9" (max) x 12'7" (3.91 (max) x 3.86)



Double room large window overlooking the rear and one to the side. A good range of cupboards and drawers in wood effect with matching dressing table unit with large mirror over. Cupboard with cylinder tank and shelves. Door into:

EN-SUITE



With bath, and tap connected shower over, wash basin with chrome mixer tap and low-level wc set within vanity unit with laminate worktop over. Shower enclosure with curved screen in plastic frame and wall mounted Mira shower and attachments. Fitted throughout with beige ceramic tiles. Spotlights, frosted window to the rear, shaver light and chrome ladder style radiator.

BEDROOM 2

12'9" x 12'2" (3.91 x 3.71)



Double room with dual aspect and a range of built in wardrobes.

BEDROOM 3

12'2" x 9'10" (3.71 x 3.02)



Double room.

BATHROOM



Fitted with corner bath with chrome tap, with wall mounted Mira shower and attachments over, with clear plastic screen in frame. Wash basin with chrome mixer tap and low-level wc set into built-in vanity unit with shelving over. Fully tiled throughout with ceramic tiles, frosted window to the front, shaver light and spotlighting.

LANDING 2

With glazed door giving access to:

BEDROOM 4

12'0" x 9'3" (3.66 x 2.84)



Double room to the rear with triple windows.

PARKING AND GARAGES

31'7" x 19'7" (9.65 x 5.99)



A large brick paved drive, providing ample parking, leads to the two double garages which are connected internally. Accessed via electric up-and-over doors with access into the loft and with wall mounted shelving.

FRONT GARDEN



Two large lawned areas.

REAR GARDEN



Double patio doors from the conservatory, and a door from the kitchen, lead to a paved patio area with a path the side which leads to the oil tank. Steps lead up to a most superb garden with paving, a large, detached shed and greenhouse. A beautiful garden, which is very well established and perfectly maintained, with lawns and trees and shrubs to the second side of the property.

SIDE GARDEN



AERIAL VIEW



OUTLOOK



The property is positioned in the centre of the village and has a pleasing outlook from all windows.

DIRECTIONS



(W3W: ///unzipped.battling.adventure)

From the centre of Gilcrux, with the pub on the right, proceed through and turn left signed to Oughterside. The property is one of a small development of similar properties on the right hand side within 100 yards of the junction.

COUNCIL TAX

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

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.

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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

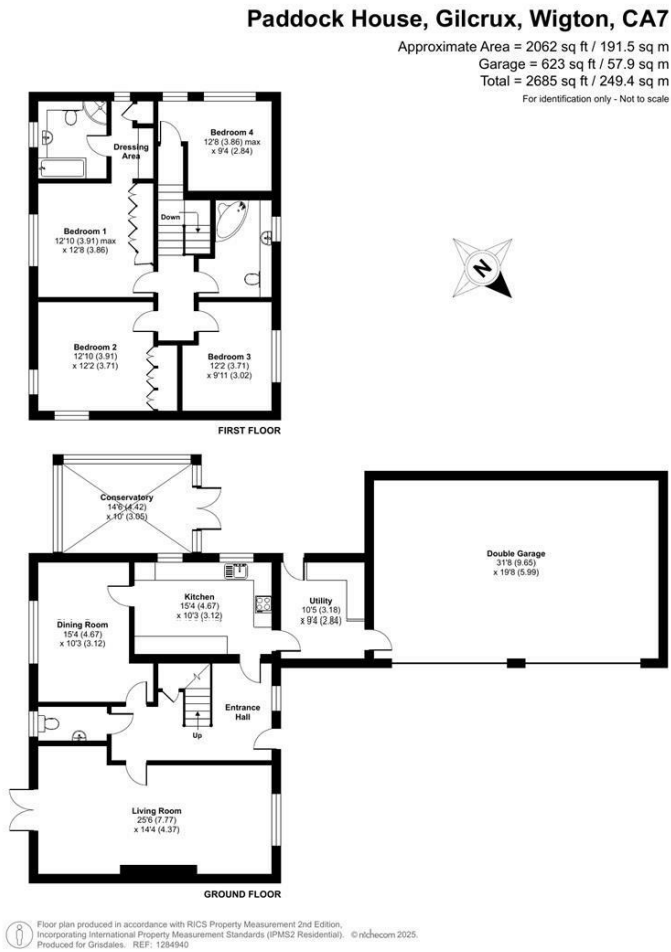
Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

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.

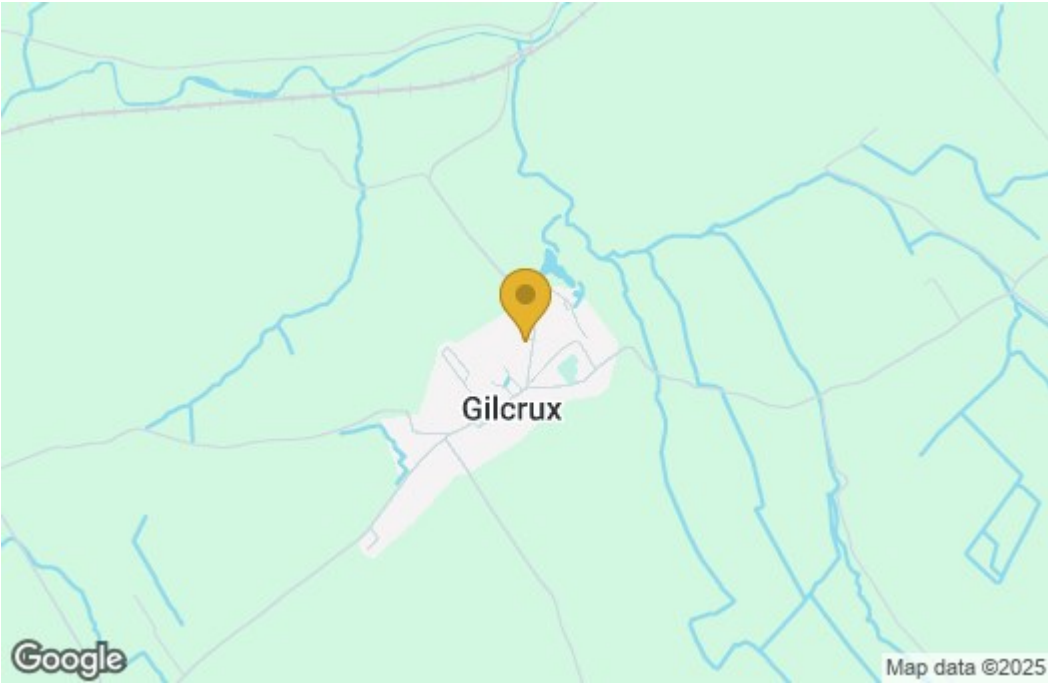
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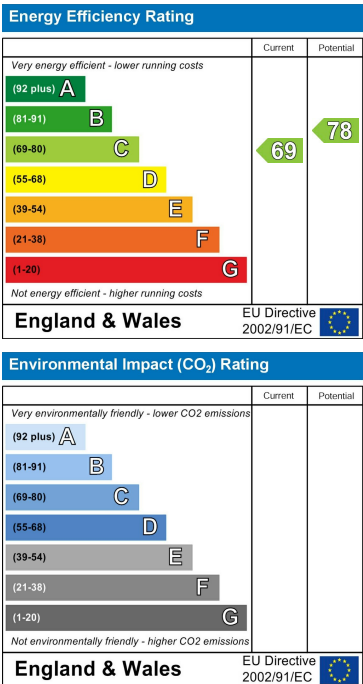
Floor Plan



Area Map



Energy Efficiency Graph



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