



Lancy Kings House
Abbeytown | Wigton | Cumbria | CA7 4SR

LANCY KINGS HOUSE



Lancy Kings is a fantastic, four bedroom family home in the peaceful village of Abbeytown. The property offers fantastic views over surrounding countryside towards the northern Lake District.



ACCOMMODATION

Lancy Kings is a spacious property, offering the opportunity for a fabulous family home. The entrance hall offers a large storage cupboard under the stairs and access to each of the rooms of the lower floor. The dedicated office gives flexibility as it is also currently used as a secondary TV room. This space would also work as a downstairs bedroom or a playroom.

The living / dining room is a generous space running from the front to the back of the property. The living room offers a large bay window and a multi fuel stove as a focal point. The dining area is located to the rear of the room with easy access to both the kitchen and garden room. The ability to open these room into each other make it an excellent space to entertain or for dealing with modern family living.

The kitchen is modern with a fresh and clean colour scheme. A large range style cooker provides a generous cooking area with five induction hobs, two ovens and a grill. Plenty of worktop space is available to prepare meals and useful for baking. A useful utility room is easily accessed from here providing further storage. A downstairs cloakroom, access to the garage and outside is also provided here.

The garden room is a great addition to this property as the views are fantastic. This room can be used all year round and the elevated position gives the opportunity to enjoy your garden as well as the views across the fields and onto the northern lakes in the distance.

Upstairs you will find a spacious and light landing giving access to four bedrooms. Three are generous double rooms with one being a single room. All rooms are light and nicely decorated. The family bathroom is central and features a separate shower and integrated bath. The bathroom is tiled floor to ceiling and features a handy storage cupboard.

























OUTSIDE

Lancy Kings has a lot to offer outside starting with a spacious driveway with ample parking for several cars. The driveway benefits from a lovely, planted area to the front with mature plants and flowers. To the rear of the property an elevated patio area offers a fantastic view of the surrounding fields. The main garden is accessed down several steps and is divided into two main areas. The lawn is well maintained and flat with a stone path and wall to the boundary. To the opposite side, a fantastic decking and seating area is perfect for entertaining and alfresco dining. A brick-built BBQ and cooking area also adds to the appeal of this space. A summerhouse offers shelter and a cosy place to sit and enjoy a drink on a summers evening, perfectly positioned to enjoy the views.

Location

Lancy Kings is located in the peaceful village of Abbeytown. Abbeytown offers a fantastic primary school, recreation ground, local shop and pub. Transport links are fantastic with a local bus service plus easy road access to the local market town of Wigton, just 6 miles away. Wigton offers supermarkets, secondary schools and a train station on the main west coast train line. The beautiful Victorian coastal town of Silloth is only 5 miles away and boasts some fantastic pubs, café and beautiful coastal walks along the Victorian promenade.









INFORMATION

Mains electricity, water and sewage. Heating is provided by Oil central heating system. Broadband provider BT Ultrafast (offering up to 50mbps) Fibre to local cabinet.

Tenure: Freehold.

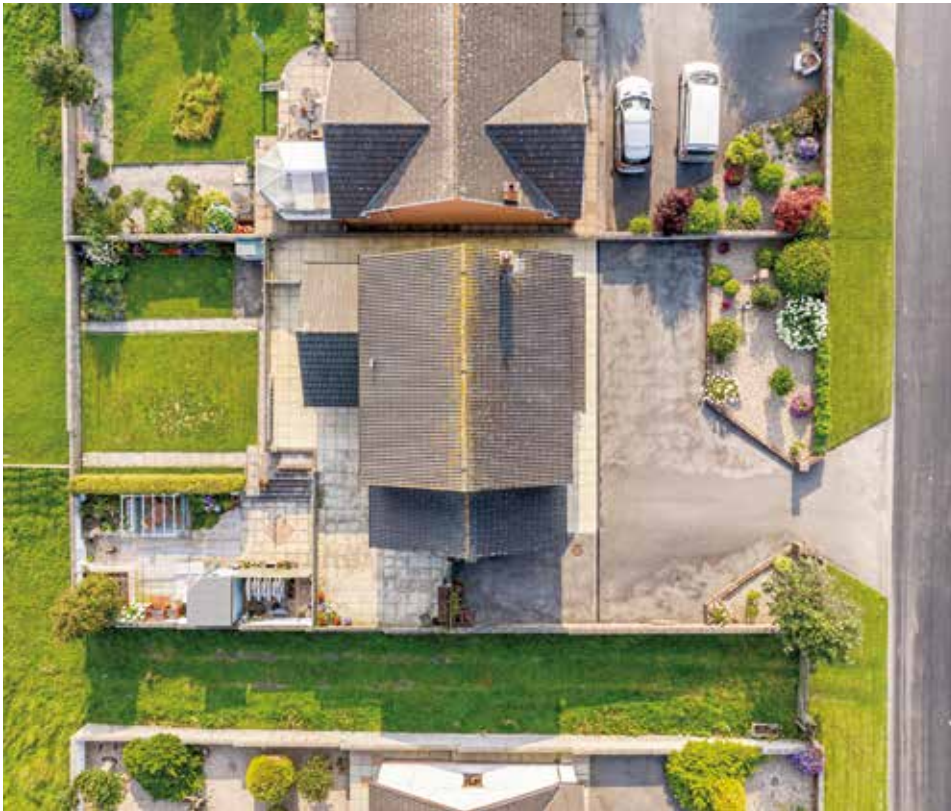
EPC rating: D

Council Tax: E

Local Authority: Cumberland Council

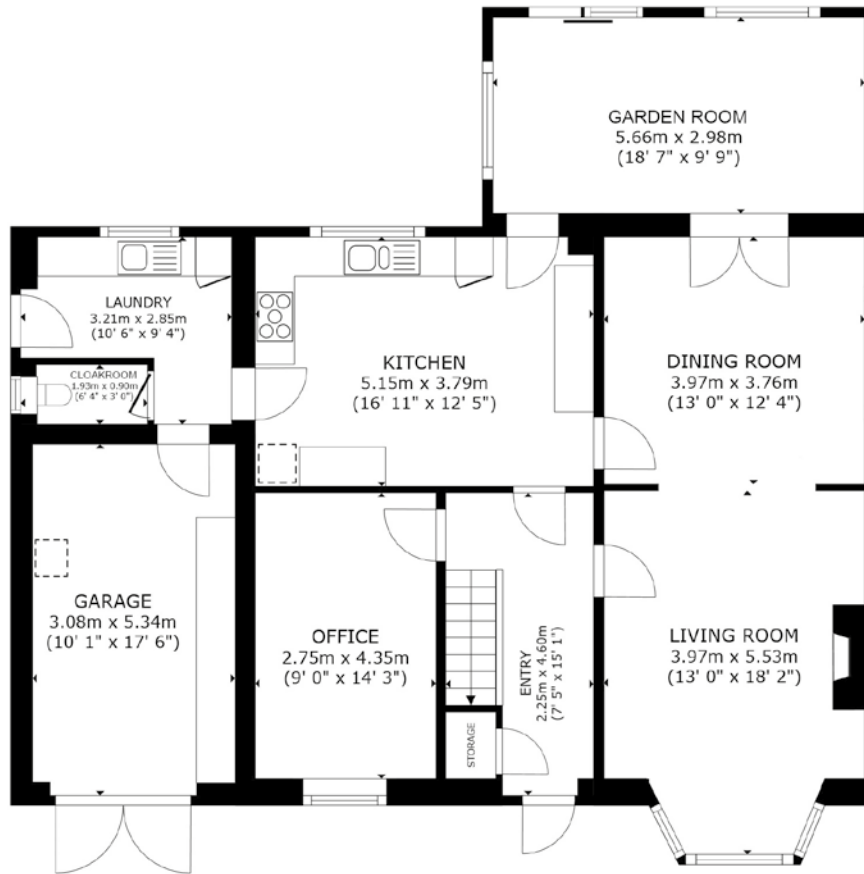
Viewings - Strictly by appointment with the sole selling agents, Fine & Country Cumbria. T: 01228 583109

Offers - All offers should be made to the offices of the sole selling agents, Fine & Country Cumbria by e-mail at cumbria@fineandcountry.com

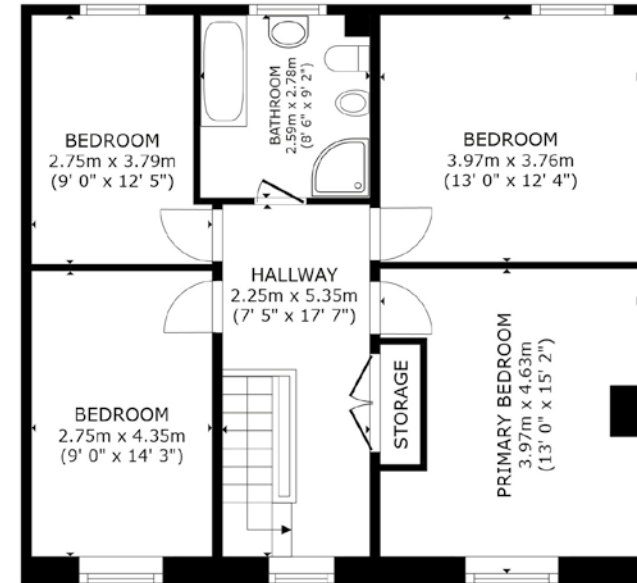


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FLOOR 1



FLOOR 2

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

GROSS INTERNAL AREA
 FLOOR 1 111.2 m² (1,197 sq.ft.) FLOOR 2 77.4 m² (833 sq.ft.)
 EXCLUDED AREAS : GARAGE 16.5 m² (177 sq.ft.)
 TOTAL : 188.6 m² (2,030 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 19.07.2024





FINE & COUNTRY

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This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home

THE FINE & COUNTRY
FOUNDATION

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Fine & Country Cumbria
50 Warwick Road, Carlisle CA1 1DN
01228 583109 | cumbria@fineandcountry.com

