

WALLACE HOUSE  
BLENNERHASSET  
WIGTON

Edwin  
Thompson



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# Wallace House

Blennerhasset, Wigton, Cumbria, CA7 3QU.

## Brief Résumé

Substantial sandstone built dwelling set back from the roadside, with large barn and a rear garden totalling approximately 1 acre. Early viewing is strongly recommended.

## Description

This family home has exceptional accommodation. On the ground floor is a hallway leading into the living room, dining room and kitchen. There is a further sitting/sunroom and a ground floor WC.

To the first floor are five bedrooms including en suite master bedroom, box room and shower room. Shared access road to the front of the property, with side aspect access to the rear which is mostly lawned, enjoying a sunny aspect and has surrounding trees, shrubs and further plantation. There is a useful detached barn all set in approximately 1 acre.

Wallace House is set in the idyllic village of Blennerhasset, near the Solway Coast, Heritage Coast and the Lake District National Park, with the nearby A595 giving easy access to the market town of Wigton and the border city of Carlisle or west to the Georgian town of Cockermouth. The property is fully double glazed, gas central heating and provides excellent family accommodation. Blennerhasset is a quiet and popular village that offers a 'good school' by Ofsted, village amenities and easy access to both the A595 and A596.



## Directions

From the A595 heading east from Keswick, turn left signposted for Blennerhasset. Once entering the village before you reach the school and bridge turn right and the property is on your right-hand side.

## Accommodation:

Entrance door to:

## Hallway

Double glazed window to the front aspect and radiator. Access to the living room, dining room, kitchen and the staircase to the first floor.

## Living Room

Two double glazed windows to the front aspect, gas fire with feature surround and two open double doorways giving access to:

## Sunroom/Sitting Room

Double glazed sliding patio doors with matching side panel with views and access to the rear garden area.

Door to:



## Rear Vestibule

Storage cupboard housing the electric meter.

Access to kitchen, WC, external double-glazed door to the rear garden area.

## WC

Double glazed window to the rear aspect, two-piece coloured suite comprising WC and wash hand basin.

## Kitchen

Double glazed window to the rear aspect. Good range of wall and base units. Stainless steel sink with mixer tap and space for a fridge freezer.

## Dining Room

Two double glazed windows to the front aspect. Radiator.

Staircase from the hallway gives access to:

## First Floor Landing

Gives access to the five bedrooms, box room and shower room. En-suite facility to the master bedroom.



#### Master Bedroom

Two double glazed windows to the front and rear aspects. Radiator.

Door to:

#### En-Suite Bathroom

Double glazed window to the rear aspect, three-piece coloured suite comprising WC, wash hand basin and bath.

#### Bedroom Two

Double glazed window to the front aspect. Radiator.

#### Bedroom Three

Double glazed window to the front aspect. Radiator.

#### Bedroom Four

Double glazed window to the front aspect. Radiator and storage cupboard.

#### Bedroom Five

Double glazed window to the rear aspect with a view of the garden. Built-in wardrobe. Radiator.



#### Box Room

Has a light.

#### Shower Room

Double glazed window to the rear aspect. Radiator. Four-piece suite comprising WC, bidet, wash hand basin and shower cubicle.

Door to:

#### Airing Cupboard

Boiler, hot water tank and shelving.

#### Externally

Shared access gives access to the front entrance door and side ginnel.

#### Detached Barn

To the rear of the house, has an up and over door. Possibility of reversion with relevant planning permission.

#### Garden

Extensive garden/ grounds. The whole extending to approximately 1 acre with lawns, well established borders, mature trees and patio area.



#### Services

Mains gas, electric, water and drainage are connected.

#### Council Tax

The Allerdale Borough Council website identifies the property as being within Band 'E', and the total Council Tax payable for the year 2019/20 as being £2,388.75

#### Offers

All offers should be made to the Agents, Edwin Thompson Property Services Limited.

#### Viewing

Strictly by appointment through the Agents, Edwin Thompson Property Services Limited.

REF: K4812770

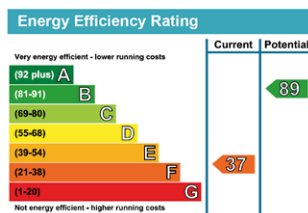




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