



2 Manse Row, Blennerhasset, Wigton, CA7 3QZ

Guide Price £175,000

PFK

## 2 Manse Row

This cosy and characterful cottage is tucked away in the peaceful village of Blennerhasset, enjoying charming cottage-style features and lovely open views. Ideally located, the property offers excellent transport links and convenient access to the Solway Coast Area of Outstanding Natural Beauty, the Lake District National Park, Wigton, Carlisle, Cockermouth, the A66, and the M6 – making it perfect for both commuting and exploring the surrounding countryside.

The accommodation briefly comprises welcoming lounge/diner with open fireplace and a well-equipped fitted kitchen. To the first floor are two generously sized double bedrooms and a family bathroom.

Externally, the property benefits from a useful outhouse and a well-maintained garden, ideal for relaxing or pottering outdoors.

A superb opportunity for first-time buyers, small families, or those looking for a second home in a quiet and attractive village setting.

### Location

Blennerhasset is a small, picturesque village in Cumbria, known for its peaceful rural setting and strong sense of community. Surrounded by open countryside, it offers a tranquil lifestyle while remaining conveniently located for access to Wigton, Cockermouth, Carlisle, and the Lake District. The village benefits from good road links via the A595 and is within easy reach of both the Solway Coast Area of Outstanding Natural Beauty and the Lake District National Park. It's an ideal location for those seeking a quieter pace of life without being too remote.



## ACCOMODATION

### Entrance Porch

Small porchway designed as an ideal boot storage area.  
Door leading into: -

### Living Room 26' 3" x 12' 10" (8.00m x 3.90m)

A bright and spacious, front aspect, reception room featuring an open fireplace set within a stone surround. Half height, obscured glazing between this room and the kitchen, stairs leading to the first-floor accommodation and door into: -

### Kitchen 14' 1" x 13' 1" (4.30m x 4.00m)

Rear aspect kitchen fitted with a range of wooden base and wall units with complementary work surfacing, tiled splash backs and one-and-a-half bowl sink with mixer tap. Plumbing for a washing machine, integrated electric oven and ceramic hob with extractor above, and integrated fridge and freezer. Ample space for a good-sized seating and dining table and uPVC door leading to the exterior.

## FIRST FLOOR ACCOMODATION

### Landing

Built-in storage cupboard (which also houses the boiler) and access to the boarded loft.

### Bedroom 1 13' 5" x 9' 6" (4.10m x 2.90m)

With views to the front elevation. Built in cupboard, perfect for wardrobe purposes.

### Bedroom 2 10' 10" x 7' 7" (3.30m x 2.30m)

Rear-facing bedroom offering beautiful views of the countryside.

### Bathroom 10' 10" x 4' 7" (3.30m x 1.40m)

Partly tiled and fitted with three-piece suite comprising bath with mains connected shower over, pedestal wash hand basin, and a WC. Obscured window to rear.



## EXTERNALLY

### Allocated parking

the property has the benefit of one parking space outside the property.

### Garden

At the rear, you'll find a coal store along with a separate garden area, providing a private outdoor space for relaxation or gardening.

## ADDITIONAL INFORMATION

**Council Tax band: B**

**Tenure: Freehold**

**EPC Energy Efficiency Rating: D**

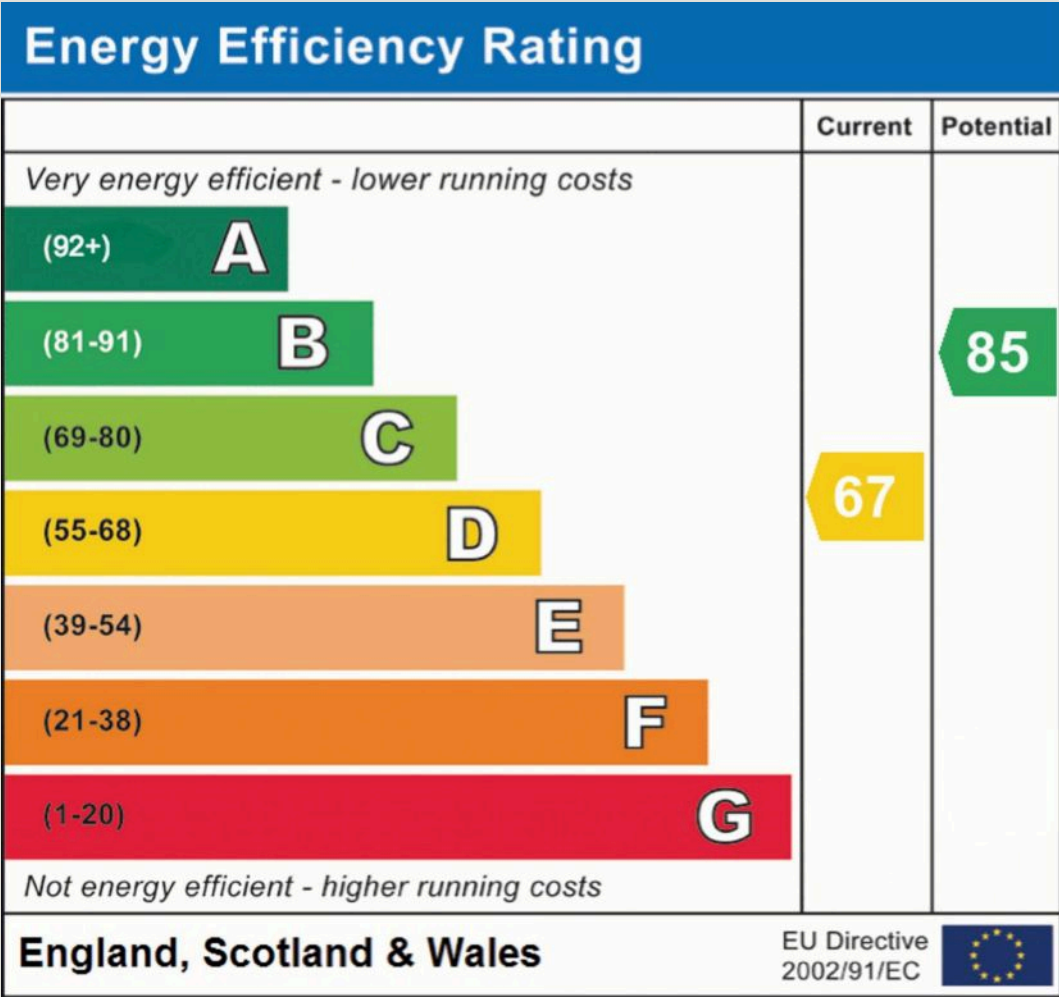
### Directions

The property is easily located in the centre of the village, just behind the village green, or can be found using the postcode CA7 3QZ.

### Services

Mains electricity, gas, water & drainage; gas central heating; double glazing installed throughout. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.







## PFK Estate Agency Cockermouth

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