



3 Manse Row, Blennerhasset, Wigton, CA7 3QZ

Guide Price £195,000

PFK



## 3 Manse Row

A delightful two-bedroom cottage nestled in the peaceful village of Blennerhasset, offering charm, character, and plenty of natural light throughout. The location provides excellent transport links and easy access to the Solway Coast Area of Outstanding Natural Beauty, the Lake District National Park, Wigton, Carlisle, Cockermouth & the A66 — making it an ideal base for both commuting and exploring the region.

The accommodation briefly comprises a bright lounge/diner with exposed floorboards and log burning stove, a fitted kitchen, utility room, and ground floor W.C. Upstairs, there are two generously sized double bedrooms and a well-appointed family bathroom.

Outside, the property benefits from garage, a useful outhouse, and a well maintained private garden — perfect for relaxing or entertaining.

A superb opportunity for first-time buyers, small families, or those seeking a second home in a peaceful 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

### Lounge/Dining Room

28' 3" x 12' 10" (8.60m x 3.90m)

Accessed via part glazed entrance door. A light and airy room which combines both lounge and dining areas and features exposed painted floorboards. The focal point is a log-burning stove set within a sandstone surround, with a wooden mantel above. A window to the front allows natural light to flood the space, and a UPVC door leads to the exterior. There's built-in alcove storage, along with further useful under-stairs storage. The dining area comfortably seats around eight people. Stairs lead to the first floor, and there are doors to both the kitchen and utility area.

### Utility Space

Fitted with base unit, work surface and stainless steel sink/drainage unit with tiled splash back.

Space/power/plumbing for both a washing machine and dryer.

### Kitchen

10' 10" x 8' 6" (3.30m x 2.60m)

Bright kitchen fitted with modern, cream shaker-style units, complemented by a contrasting wood-effect worktop, tiled splash backs and composite 1.5-bowl sink with drainer and mixer tap. Built in electric oven and hob with an extractor above, and space for freestanding fridge freezer. A window to the rear provides natural light, and there's a breakfast bar seating area providing informal dining space. Access to the exterior is provided via a charming stable style, cottage door. There is also a door to the WC.

### WC

Fitted with WC and wash handbasin.





## FIRST FLOOR ACCOMODATION

### Landing

With access to loft space.

### Bedroom 1

11' 6" x 10' 6" (3.50m x 3.20m)

A double room positioned at the front of the house, featuring a stunning exposed sandstone wall as a striking focal point. The room incorporates built-in storage cupboards, along with an additional cupboard for extra storage. A window to the front lets in natural light.

### Bedroom 2

12' 6" x 7' 10" (3.80m x 2.40m)

A room at the rear of the house, showcasing beautiful exposed sandstone walls. The window offers fantastic views of the surrounding countryside.

### Bathroom

9' 2" x 4' 7" (2.80m x 1.40m)

Fully tiled, modern bathroom with obscured window to the rear. It features a WC, a wash hand basin set in vanity storage unit, a bath with a shower attachment over, and a heated towel rail.







## EXTERNALLY

### Garden

A charming cottage-style garden, filled with perennials and shrubbery, offering the perfect setting for outdoor dining and relaxation.

### Single Garage

With up and over door.

### Allocated parking

A single space outside the property.

## ADDITIONAL INFORMATION

Council Tax band: B

Tenure: Freehold

EPC Rating: D

## ADDITIONAL INFORMATION

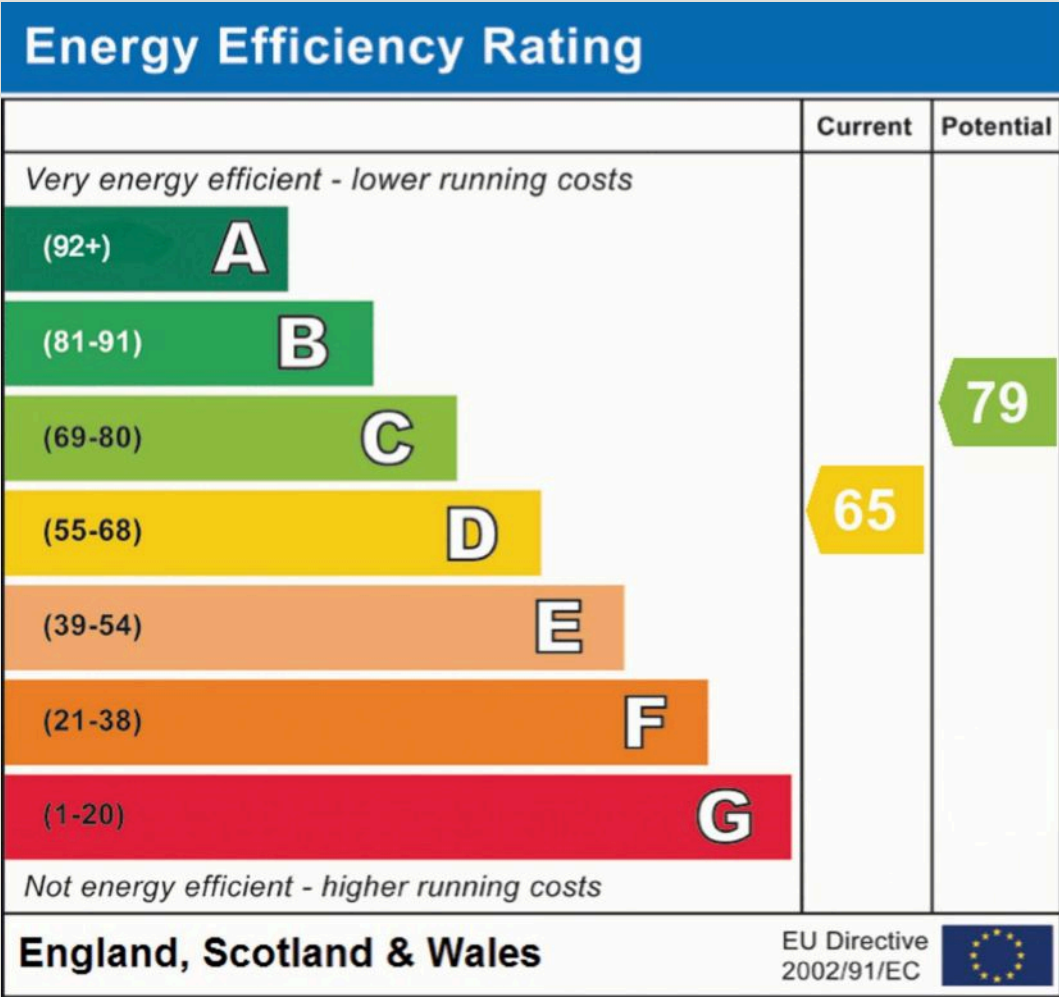
### Directions

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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