



## Red Ghyll

Haile, Egremont, CA22 2PD

Guide Price £340,000



- Spacious Detached Bungalow
- Contemporary Kitchen Diner with Integrated Appliances
- Four Double Bedrooms
- Beautiful Mature & Private Rear Garden
- Tranquil Village Location

- Beautifully Presented Throughout
- Large Living Room & Sun Room
- Four-Piece Family Bathroom
- Driveway Parking & Garage
- EPC - D

# Red Ghyll

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Guide Price £340,000



Red Ghyll is a beautifully presented detached bungalow, nestled nicely down a shared lane with wonderful mature and private gardens. Boasting an abundance of space throughout including a high-specification open plan dining kitchen and beautiful sun room, the bungalow is perfect for those looking for an easy-living lifestyle surrounded by the picturesque West Cumbrian countryside. A viewing is imperative to appreciate the space, aspect and quality of the bungalow.

The accommodation, which has gas central heating and double glazing throughout, briefly comprises porch, hallway, living room, dining kitchen, sun room, four double bedrooms, bathroom and WC/cloakroom. Externally there is a off-road parking, single garage and a landscaped rear garden. EPC - D and Council Tax Band - D.

Located within Haile, a stones throw from Egremont, the property enjoys a rural yet easily accessible location. For amenities including local shops, supermarkets, bars and restaurants, these can all be found within Egremont itself and within the larger historic town of Whitehaven. A 10-minute drive to the beautiful beaches of St Bees, Seascale and Drigg where you can spend hours beachcombing, rockpooling or swimming in the sea. Or just sit and enjoy fish and chips and a locally made ice cream while the sun sets over the Isle of Man. Furthermore, attractions close by are Ravenglass and the Eskdale Railway with a lovely walk to the hidden surprises of Muncaster Castle, three beautiful golf courses at Seascale, St Bees and Eskdale along with tennis, cricket and bowling offer but a few of the activities for the more energetic. Wild swimming and paddle boarding at Wasdale or for endless hours of beautiful walks and recreational activities, the Lake District National Park is within a short drive. Finally, numerous opportunities for fishing within the local area.

## PORCH

Entered via double glazed sliding patio doors from the driveway with further uPVC door to the hallway. Tiled flooring.

## HALLWAY

Internal doors to the living room, dining kitchen, four bedrooms, family bathroom and WC/cloakroom. Double storage cupboard with sliding doors and lighting internally, recessed spotlights, two radiators and loft access point. The Vendors have advised there is Karndean flooring underneath the carpet, they have also advised the loft is partially boarded accessed via pull-down ladder with lighting within the loft.

## LIVING ROOM

Spacious living room complete with double glazed patio doors toward the rear garden, two radiators and feature gas fireplace with hearth.

## DINING KITCHEN

A modern fitted shaker-style kitchen with decorative stone archway to the dining space. The kitchen comprises a range of base, wall, drawer and tall storage units with matching stone worksurfaces and upstands. Integrated eye-level electric oven, integrated microwave, electric induction hob, extractor hood, integrated tall fridge, integrated tall freezer, integrated dishwasher, inset one bowl sink with mixer tap, recessed spotlights, Karndean flooring, double glazed window to the rear aspect, double glazed external door to the side and uPVC double glazed French doors to the sun room.

## SUN ROOM

Double glazed windows to three sides with double glazed French doors to the rear garden. Two radiators, Karndean flooring and recessed spotlights.

## BEDROOM ONE

Double bedroom complete with double glazed window to the front aspect, radiator, recessed spotlights and built-in wardrobe with sliding doors.

## BEDROOM TWO

Double bedroom complete with radiator and double glazed window to the rear aspect.

## BEDROOM THREE

Double bedroom complete with radiator, double glazed window to the front aspect and built-in wardrobe with sliding doors.

## BEDROOM FOUR

Double bedroom complete with radiator, recessed spotlights and double glazed window to the side aspect. Currently used as a study/craft room.

## FAMILY BATHROOM

Four piece bathroom suite comprising WC, wall-mounted wash hand basin, bath and shower enclosure with mains shower. Fully tiled walls, tiled flooring, tall radiator, chrome towel radiator, recessed spotlights and obscured double glazed window. Storage cupboard with double-doors housing the gas boiler internally.

## WC/CLOAKROOM

Two piece suite comprising WC and pedestal wash hand basin. Radiator and obscured double glazed window.

## ATTACHED GARAGE

Manual up and over garage door to the driveway, power, lighting, sink and pedestrian access door to the rear garden.

## EXTERNAL

To the front of the property is a large concrete driveway providing parking for two/three vehicles. Side access pathway with gate toward the rear garden. The rear garden benefits a paved terrace area directly outside the sun room and living room doors, a further paved seating area and a lawned garden with mature borders.

## WHAT3WORDS & DIRECTIONS

For the location of this property please visit the What3Words App and enter - thud.wiped.mole.

Travelling along Hardgates Road from the South, on entering the village you have "Orchard Brow Cottage" on the left, the entrance to Red Ghyll is directly past this on the left hand side, visible by a five-bar gate with the name "Red Ghyll" on. Please proceed down this track and Red Ghyll is toward the bottom on the right hand side.

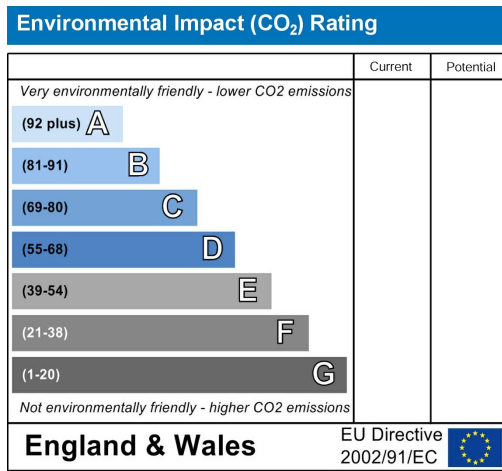
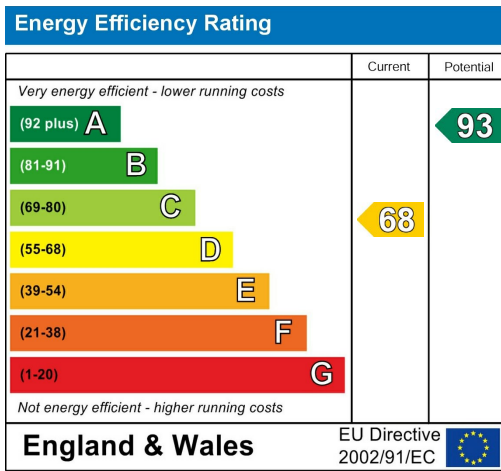
# Floorplan







### Energy Efficiency Graph



### Viewing

Please contact our Hunters Carlisle Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map



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56 Warwick Road, Carlisle, Cumbria, CA1 1DR

Tel: 01228 584249 Email:

centralhub@hunters.com <https://www.hunters.c>

