



## Green Lane Cottage, Silloth, Wigton, CA7 4JN

- Detached 4-bed bungalow
- Garage and Workshop
- Dining / kitchen
- Double glazed
- Semi rural location, 1 mile from Silloth
- Large Gardens
- Living room
- Main bedroom with ensuite
- Rayburn heating backed by solar panels
- Council Tax D

**Guide Price £335,000**



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## DESCRIPTION

Welcome to this charming four-bed detached bungalow located in the hamlet of Bitterlees. With a big internal footprint, large private garden and substantial detached garage and workshop, this is an ideal home for families, while the large outbuilding makes it suitable for those with a business, or maybe owners looking to establish a garden and enjoy the beautiful surrounding area. Now ready for a refurbishment, Green Lane Cottage offers all the ingredients to create a real statement home.

Located just off the road passing through Bitterlees, you approach the bungalow through a gated access and onto a hardstanding area with parking for several vehicles. The accommodation comprises of a sun room, living room, large combined kitchen and dining room, 4 double bedrooms, one with ensuite, family bathroom and laundry room.

Outside there is a large garden, mostly laid to lawn and with mature native and fruiting trees. Beyond the garden boundary are open views over agricultural land and there is also a smaller garden to the front elevation of the property facing the road.

Externally there is a large detached building housing a generous sized garage and carport and with a big workshop.

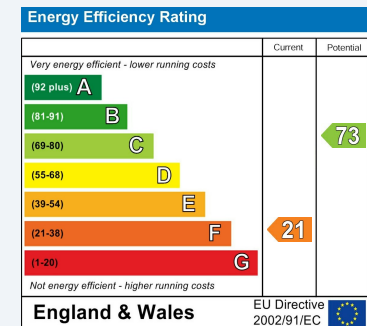
Heating and hot water comes from the Rayburn in the kitchen and the multi-fuel burner in the living room and there are also solar panels on the garage roof to supplement and reduce the monthly bills.





## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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### Viewings

Please contact [centralhub@hunters.com](mailto:centralhub@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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