



## Yewdale

Bolton Low Houses, Wigton, CA7 8PA

Offers Over £260,000



- Spacious Detached Bungalow
- Picturesque Field Views
- Dining Kitchen
- Shower Room & WC/Cloakroom
- Gated Off-Road Parking & Attached Garage

- In Requirement of Modernisation
- Spacious Living Room
- Three Bedrooms
- Gardens to the Front & Rear
- EPC - F

# Yewdale

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NO CHAIN - Yewdale offers an excellent opportunity to purchase a spacious and detached bungalow, located within a rural setting on the outskirts of Bolton Low Houses and a property you can truly transform into something very special. The three bedroom property is in requirement of full modernisation however the rooms are all well proportioned and enjoying picturesque field views whilst externally, there are great gardens, a double-gated driveway and an attached garage. A viewing is not only recommended, but essential to appreciate the location and potential of Yewdale.

The accommodation briefly comprises an entrance porch, hallway, living room, kitchen dining room, three bedrooms, shower room and WC/cloakroom internally. Externally there are gardens to the front and rear, gated off road parking and an attached garage. Double glazing throughout. EPC - F and Council Tax Band - D.

Bolton Low Houses is a peaceful and tranquil Cumbrian village, set within a semi-rural location. Amenities within the village include a pre-school and primary school for the little ones and also a public house for the grown ups. The A595 provides direct access through to both Carlisle & Cockermouth which include an extensive range of amenities. For further every-day living essentials, the nearby market towns of Wigton and Aspatria are within easy travelling distance and include secondary schools and supermarkets. For those who love the great outdoors, the Lake District National Park is accessible within half a hour, providing endless hours of beautiful walks, picturesque scenery and all the exceptional recreational activities that Lakeland has to offer. Rail connections can be found within Wigton, which connects locally throughout Western Cumbria and back to Carlisle's Citadel station, part of the West Coast mainline.

## ENTRANCE PORCH

Entrance door from the front, internal door to the hallway and a double glazed window to the front aspect.

## HALLWAY

Internal doors to the living room, kitchen dining room, three bedrooms, shower room and WC/cloakroom. Three built-in cupboards, radiator and a loft access point.

## LIVING ROOM

Double glazed window to the front aspect, double glazed window to the side aspect, radiator and an open fireplace.

## KITCHEN DINING ROOM

Fitted kitchen comprising a range of base, wall and tall units with worksurfaces and tiled splashbacks above. Electric hob, space and plumbing for a washing machine, one and a half bowl stainless steel sink with mixer tap, radiator, two double glazed windows to the rear aspect, internal door to the side passageway and two built-in cupboards, one housing the water cylinder. Whilst the oil boiler is currently located within the kitchen, we advise the condition or operability is unknown.

## BEDROOM ONE

Double glazed window to the front aspect, radiator and two built-in wardrobes with double doors.

## BEDROOM TWO

Double glazed window to the rear aspect, radiator and a built-in cupboard.

## BEDROOM THREE

Double glazed window to the rear aspect, radiator and a built-in cupboard.

## SHOWER ROOM

Three piece suite comprising a WC, pedestal wash hand basin and shower enclosure with electric shower unit. Part-tiled walls, radiator and an obscured double glazed window.

## WC/CLOAKROOM

WC, wash hand basin and an obscured double glazed window.

## EXTERNAL

Front Garden & Driveway:

Accessing the driveway via a double gated entrance to a tarmac area allowing off road parking for two/three vehicles, providing further access into the attached garage. Directly to the front of the property is a lawned garden with an access pathway around the bungalow to the rear garden.

Side & Rear Gardens:

To both sides of the property are areas of gravel and to the rear of the property a lawned garden with the additional benefit of an external cold water tap. The oil tank is located within the rear garden, behind the garage.

## GARAGE

Electric roller garage door, pedestrian access door from the side passageway, power and lighting.

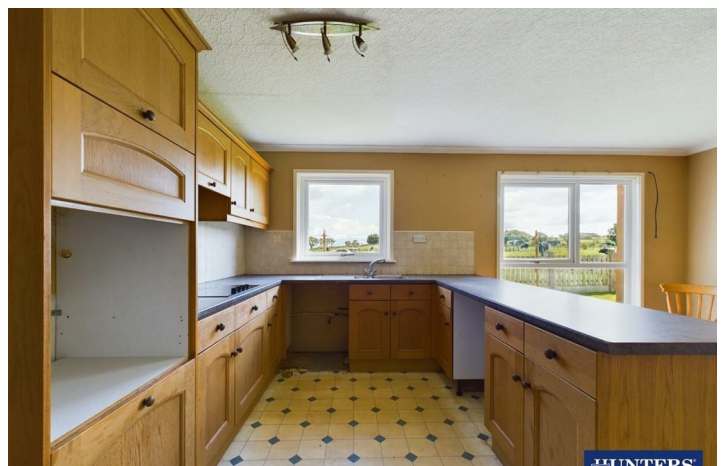
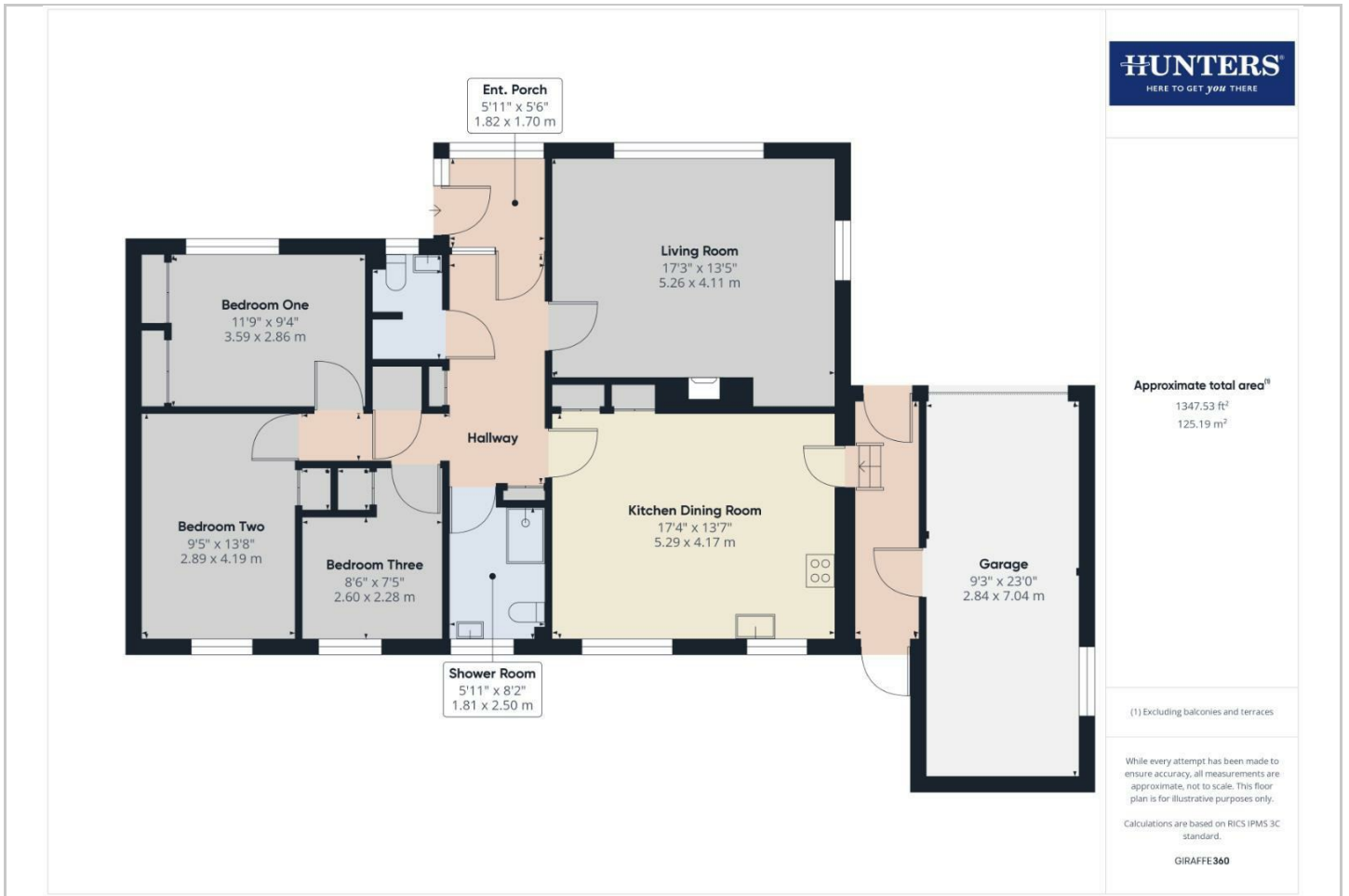
## WHAT3WORDS

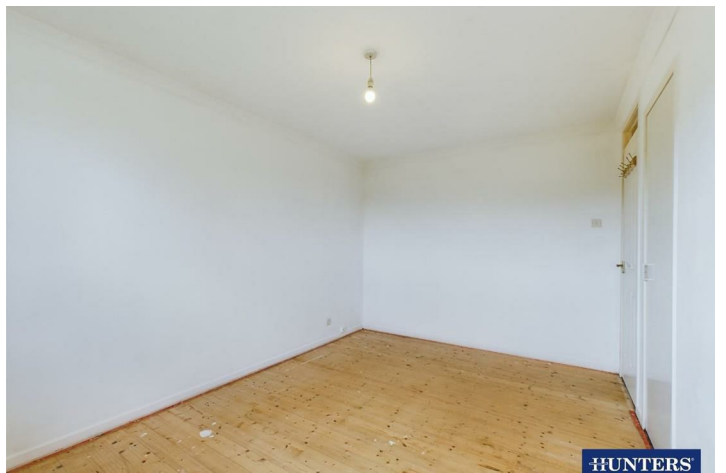
For the location of this property please visit the [What3Words App](#) and enter - comforted.pushing.prawn

## PLEASE NOTE

The property is of timber frame construction, we recommend any mortgage purchasers seek advice from their financial advisor regarding this prior to submitting an offer.

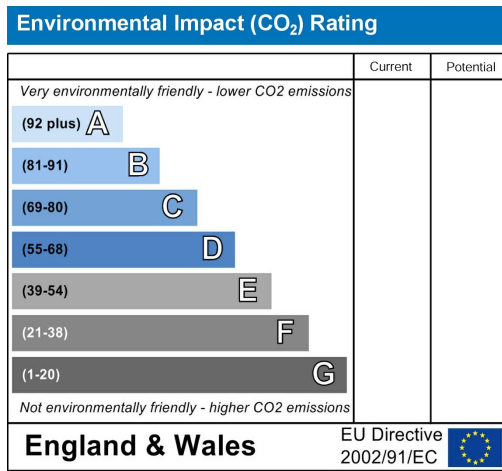
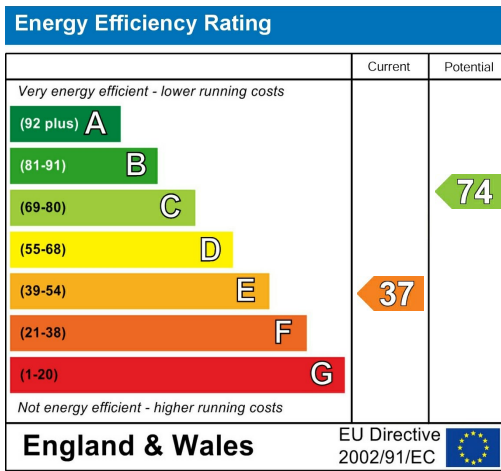
# Floorplan







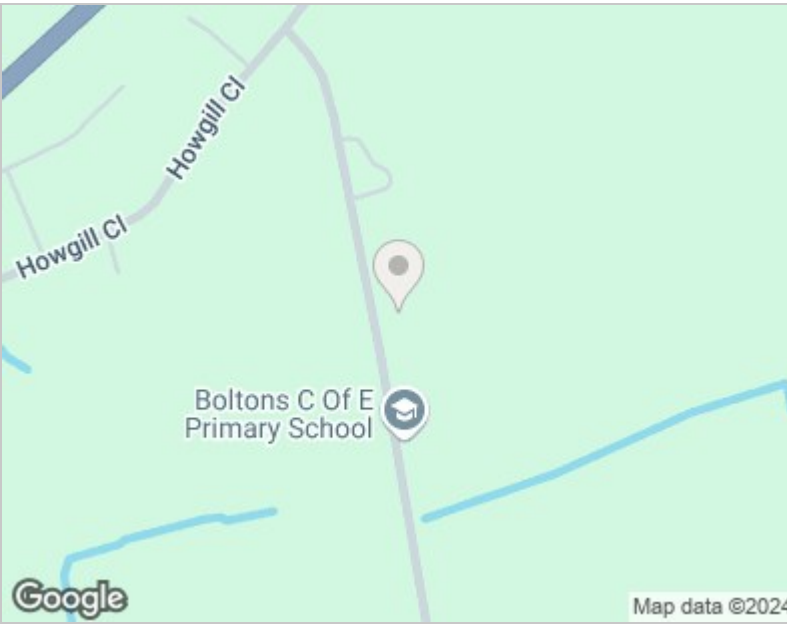
### Energy Efficiency Graph



### 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



**HUNTERS**  
HERE TO GET YOU THERE

Tel: 01228 584249



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. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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