



## Stevyn

Abbeytown, Wigton, CA7 4SR

Guide Price £340,000



- Substantial Detached Bungalow
- Conveniently Located within Abbeytown, between Wigton & Silloth
- Modern Dining Kitchen with Large Adjoining Utility Room
- Low-Maintenance Rear Garden with Greenhouse, Outbuilding & Field Views
- Four-Piece Family Bathroom
- Very Well Presented Throughout
- Spacious Lounge/Dining Room plus Living Room & Conservatory
- Three Double Bedrooms
- Off-Road Parking for Multiple Vehicles (Including Caravan/Campervan)
- EPC - D

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WOW – A Home That Keeps on Giving! Welcome to Stevyn, a beautifully presented detached bungalow in the heart of Abbeytown, offering exceptional living and entertaining space both inside and out. This light-filled, versatile home is perfect for families or those seeking extra space and comfort. Step inside to discover a stylish and airy interior, designed for effortless modern living. The generously sized rooms provide flexibility to suit your needs, whether it's a cosy retreat or a vibrant family hub. Outside, the generous rear garden is a true highlight, offering a private, low-maintenance oasis with open field views. Enjoy the convenience of a greenhouse and outbuilding, ideal for a garden room, workshop, or additional storage. Parking is a dream with a substantial driveway and an integral garage, complete with loft access, fully adapted for storage. Don't miss this rare opportunity to own a versatile and well-appointed home in a fantastic location. Contact Hunters today to arrange your viewing!

The accommodation, which has oil central heating and double glazing throughout, briefly comprises an entrance hall, hallway, sitting room, open-plan living/dining room, dining kitchen, utility room, conservatory, WC/cloakroom, side hall, three double bedrooms and family bathroom internally. Externally there is off-road parking, integral garage, rear garden and a large outbuilding. EPC - D and Council Tax Band - D.

Abbeytown is nicely located between the market towns of Wigton and the picturesque coastal town of Silloth. The village itself boasts a public house, primary school and convenience store whilst a larger array of shops, supermarkets, garages and secondary schools can be found within the larger towns of Wigton and Silloth. Being a 10 minute drive away from the A596, the property has great transport connections towards Carlisle and Western Cumbria with the addition of regular bus routes passing through the village.

## GROUND FLOOR:

### ENTRANCE HALL

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

### HALLWAY

Internal doors to the sitting room, living room, lounge, three bedrooms and bathroom, radiator and built-in cloaks/storage cupboards.

### LIVING ROOM

Double glazed window to the front aspect, glazed double doors to the lounge, internal door to the dining kitchen and a radiator.

### OPEN-PLAN LOUNGE/DINING ROOM

Lounge Area:

Double glazed sliding patio door to the rear garden, radiator and an electric fire with marble surround and hearth.

Dining Area:

Double glazed window to the rear aspect, radiator and a glazed internal door to the dining kitchen.

### DINING KITCHEN

Fitted kitchen with breakfast bar, comprising a range of base, wall, drawer and display units with worksurfaces and tiled splashbacks above. Integrated eye-level NEFF electric oven, integrated NEFF micro-oven, SIEMENS five-ring electric hob, extractor unit, integrated NEFF dishwasher, integrated NEFF tall fridge, one bowl stainless steel sink with mixer tap, radiator, recessed spotlights, internal door to the utility room and a double glazed window to the front aspect.

### UTILITY ROOM

Fitted base and wall units with worksurfaces and tiled splashbacks above. Integrated MIELE tall freezer, integrated MIELE under-counter freezer, space and plumbing for a washing machine, space for a tumble drier, one bowl stainless steel sink with mixer tap, radiator, recessed spotlights, internal double glazed window to the conservatory, internal doors to the side hall, conservatory and WC/cloakroom and a built-in cloaks cupboard.

### CONSERVATORY

Electric heater, double glazed windows to three sides and a double glazed external door to the rear garden.

### WC/CLOAKROOM

Two piece suite comprising a WC and wash hand basin. Fully-tiled walls, radiator and an obscured double glazed window.

### SIDE HALL

Internal door to the garage, radiator and an external door to the front driveway.

### BEDROOM ONE

Double glazed window to the front aspect and a radiator.

### BEDROOM TWO

Double glazed window to the rear aspect and a radiator.

### BEDROOM THREE

Double glazed window to the rear aspect, radiator and fitted wardrobes.

### BATHROOM

Four piece suite comprising a WC, vanity wash hand basin, bath and shower enclosure with mains shower. Vanity unit with stone worksurface, fully-tiled walls, two towel radiators, recessed spotlights, extractor fan and an obscured double glazed window.

### EXTERNAL:

Front:

A large block-paved driveway allows off-road parking for multiple vehicles, including space for a caravan or campervan. The driveway benefits a cattle-grid entrance, access down both sides of the property towards the rear garden and access into both the front door, side door and electric garage door.

Rear:

Large rear garden benefitting a paved seating area, gravelled garden area and large vegetable patch. Additionally to the rear elevation of a large greenhouse, external cold water tap and access into the outbuilding. The oil tank is securely located behind the outbuilding.

### GARAGE

Electric up and over garage door, obscured double glazed window, power, lighting, fitted base and wall units with worksurfaces above, one and a half bowl stainless steel sink with mixer tap and a loft-access point. The loft includes a pull-down ladder, lighting, power and a generous amount of boarding/storage space.

### OUTBUILDING

Pedestrian access door, double access doors, double glazed window, fitted base and wall units, workbench, power and lighting.

### WHAT3WORDS

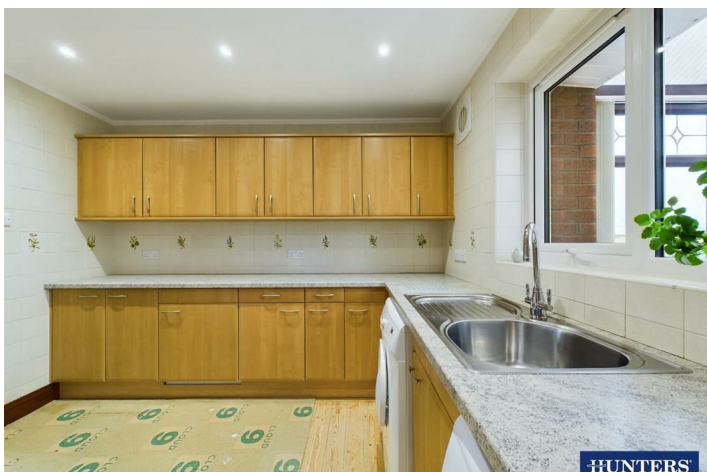
For the location of this property please visit the What3Words App and enter - roost.media.scribble



Floorplan



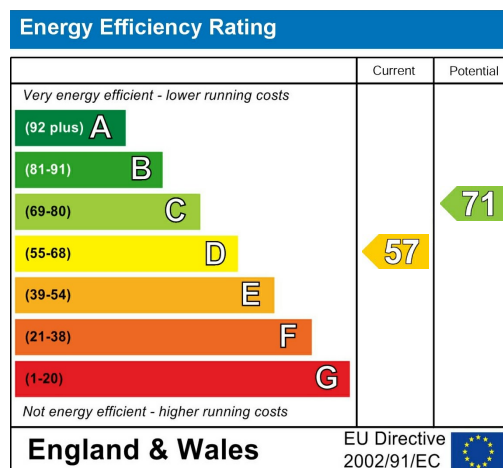








## Energy Efficiency Graph



## Viewing

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



Road Map



Hybrid Map





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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