



## Kirkland Road

Wigton, CA7 9JB

Guide Price £340,000



- Chocolate-Box Detached Family Home
- Large Barn & Double Garage to the Rear
- Large Dining Kitchen with Adjoining Utility Room
- Four-Piece Family Bathroom & Downstairs WC/Cloakroom
- Solar PV Panels for Efficiency & Additional Income
- Beautifully Manicured Gardens
- Two Reception Rooms, Both with Multi-Fuel Stoves
- Three Bedrooms Plus First Floor Study-Area
- Ample Off-Road Parking including Gated Driveway
- EPC - C

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A beautifully presented and lovingly cared for detached family home offering generous living space, landscaped gardens, and a large barn to the rear providing outstanding potential. Internally, the property features two charming reception rooms, a large dining kitchen with adjoining utility room and three well-proportioned bedrooms, making it ideal for families of all sizes. Outside, the impressive gardens are a true highlight, meticulously maintained and designed to create a peaceful retreat, perfect for relaxing or entertaining. A substantial barn provides excellent versatility, whether for storage, a workshop, creative studio, or future development potential (Subject to any necessary permissions). Furthermore, there is a larger than average double garage and ample off-street parking. This is a rare opportunity to secure a spacious, characterful home with superb outdoor space and endless possibilities. Early viewing is highly recommended.

The accommodation, which has gas central heating and double glazing throughout, briefly comprises an entrance hall, living room, sitting room, dining kitchen, utility room and WC/cloakroom to the ground floor with a landing, three bedrooms, study area and bathroom to the first floor. Externally there is off-street parking, a double garage, barn and gardens to the front and rear. EPC - C and Council Tax Band - C.

Wigton is an attractive and well-connected market town offering a high standard of living in a desirable Cumbrian setting. The town benefits from a comprehensive range of local amenities, including supermarkets, independent shops, public houses, and well-regarded primary and secondary schools. Rail connections are available within Wigton itself, linking to destinations throughout Western Cumbria and back to Carlisle's Citadel station, which forms part of the West Coast mainline. The town also enjoys excellent road access via the A595 and A596, providing direct routes to Carlisle, the M6 motorway, the A66, and beyond. For those who enjoy the great outdoors, the Lake District National Park is accessible within an hour, offering endless opportunities for scenic walks, outdoor pursuits, and the exceptional natural beauty that Lakeland is renowned for. Combining traditional charm with modern convenience, Wigton presents an ideal location for those seeking a balanced lifestyle in a welcoming and accessible community.



## GROUND FLOOR:

### ENTRANCE HALL

Entrance door from the front, internal doors to the living room and sitting room, and stairs to the first floor landing.

### LIVING ROOM

Double glazed window to the front aspect, radiator and a multi-fuel stove.

### SITTING ROOM

Double glazed window to the front aspect, radiator, multi-fuel stove inset within a feature stone chimney breast, under-stairs cupboard, walk-in cupboard and an internal door to the dining kitchen. The under-stairs cupboard includes lighting internally and the walk-in cupboard includes an internal double glazed window to the dining kitchen and lighting internally.

### DINING KITCHEN

Kitchen Area:

Fitted base, wall and drawer units with worksurfaces and tiled splashbacks above. Integrated eye-level electric double oven, five-burner gas hob, extractor unit, one bowl sink with mixer tap, space and plumbing for a slimline dishwasher, recessed spotlights, double glazed window to the rear aspect and an internal door to the utility room.

Dining Area:

Double glazed window to the rear aspect, double glazed window to the side aspect and a radiator.

### UTILITY ROOM

Fitted wall units, fitted worksurface, space and plumbing for a washing machine, space for a tumble drier, tiled flooring, double glazed window to the rear aspect, internal door to the WC/cloakroom and an external door to the rear garden.

### WC/CLOAKROOM

Two piece suite comprising a WC and pedestal wash hand basin. Tiled flooring, radiator and a loft-access point.

## FIRST FLOOR:

### LANDING

Stairs up from the ground floor entrance hall, internal doors to three bedrooms, steps down to the study area, loft-access point and a built-in airing cupboard. The airing cupboard includes the water tank and control unit for the solar hot-water heater.

### BEDROOM ONE

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

### BEDROOM TWO

Double glazed window to the front aspect, radiator and a built-in airing cupboard with triple doors.

### BEDROOM THREE

Large double glazed Velux window and a radiator.

## STUDY AREA

Large double glazed Velux window, radiator and an internal door to the bathroom.

## BATHROOM

Four piece suite comprising a WC, pedestal wash hand basin, corner bathtub with hand shower attachment and a shower enclosure benefitting an electric shower unit. Part-tiled walls, radiator, extractor fan and a large double glazed Velux window.

## EXTERNAL:

Front Garden & Driveway:

Access to the block-paved driveway via a five-bar timber gate, the driveway extends down the side of the property towards the rear garden & parking area. The front garden includes a low-maintenance garden area surrounded by a variety of mature plants, trees and hedging. Access into the property via the front door along with an additional access gate to the front pavement.

Rear Garden & Parking Area:

The rear garden is beautifully manicured and includes an area of lawned garden surrounded by established borders, mature trees, fruit trees and shrubs. Within the rear garden is a sheltered lean-to area which accommodates outdoor seating, with access from here into the barn. The parking area is block-paved and allows for off-street parking for multiple vehicles, with access from here into the double garage and an external door to the utility room. An external cold-water tap is located to the rear elevation.

## DOUBLE GARAGE

An attached double garage benefitting two manual up and over garage doors, pedestrian access door, wall-mounted inverter for the solar panels, power and lighting.

## BARN

Access into the barn via timber door, the barn is separated into three areas and is ideally used for storage, as a workshop or subject to relevant permissions, could be converted or adapted to become accommodation or an external office/garden room.

## WHAT3WORDS

For the location of this property please visit the What3Words App and enter - cowboy.object.refilled

## AML DISCLOSURE

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £24 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

Floorplan



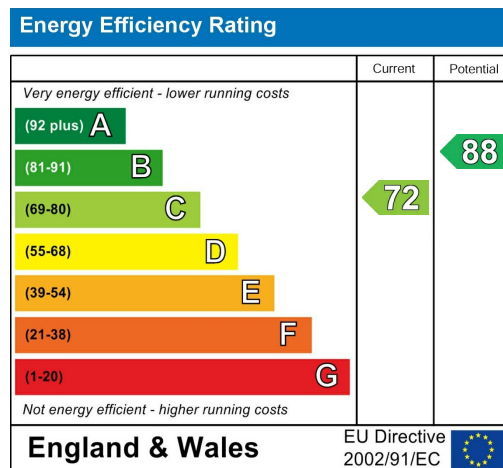








## Energy Efficiency Graph

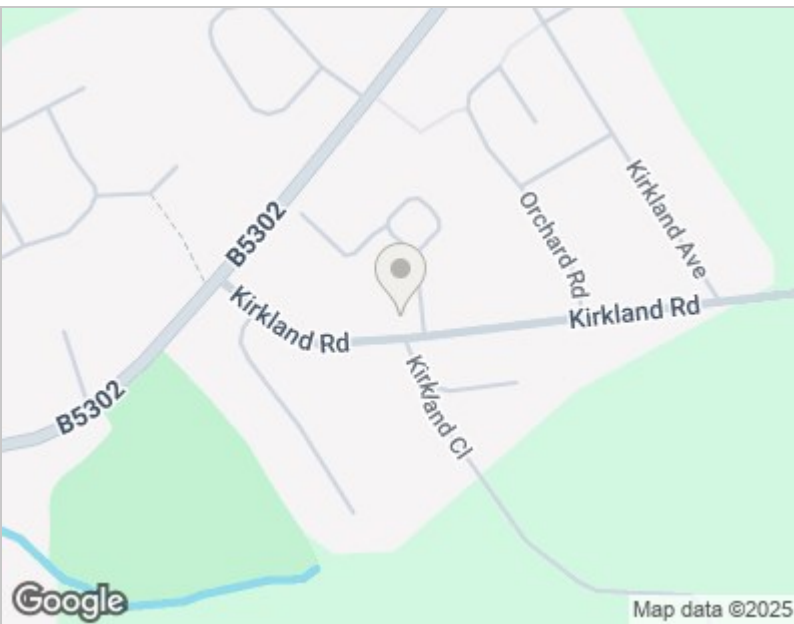


## Viewing

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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