

# HUNTERS®

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## Beckside

Blennerhasset, Wigton, CA7 3RE

Guide Price £265,000



- Fully Renovated to an Exceptional Specification and Standard
- Spacious Living Room with Feature Media Wall & Electric Fire
- Three Versatile Double Bedrooms (One Currently Used as a Dining Room)
- Generous Side Garden, Perfect for Entertaining & Relaxation
- Ample Parking to the Front and Side plus Detached Single Garage
- Spacious Detached Bungalow in a Peaceful Village Location
- Show-Stopping Kitchen with Breakfast Bar
- Luxurious Family Shower Room
- Convenient Timber-Framed Rear Porch, Ideal for Storage
- EPC - C

Tel: 01228 584249

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Guide Price £265,000



WOW! Fully renovated throughout to an exceptional specification and standard, this detached three double-bedroom bungalow is truly offered to the market in turn-key condition. Every detail of the renovation has been carefully considered, with luxurious and modern touches featured throughout, from the stunning kitchen and stylish shower room to the quality timber internal doors and contemporary anthracite doors and windows externally. Finished neutrally throughout, including all decorations and floor coverings, the property provides a complete show-home feel from the moment you step inside.

Internally, the accommodation is spacious, bright and airy, comprising a large living room with feature media wall and electric fire, a show-stopping kitchen with breakfast bar, three double bedrooms, and a beautiful modern family shower room. For added versatility, one of the bedrooms could be utilised as a dining room, and there is also a convenient utility/cloak cupboard off the main hallway.

Stepping outside, there is ample space for entertaining and relaxation in the large side garden, along with generous parking to the front and side, plus the benefit of both a detached single garage and a large porch to the rear. A viewing is essential to appreciate the specification, location, and exceptional lifestyle opportunity this property offers.

#### Utilities, Services & Ratings:

Gas Central Heating and Double Glazing Throughout.

EPC - C and Council Tax Band - C.

Blennerhasset is a welcoming and peaceful village set within the beautiful Cumbrian countryside, offering an appealing blend of rural tranquillity and a friendly, close-knit community. Surrounded by open farmland, country lanes and scenic walking routes, the village is ideal for those who enjoy spending time outdoors, with the Solway Coast Area of Outstanding Natural Beauty and the northern Lake District both within easy reach. Despite its quiet rural setting, Blennerhasset benefits from a well-regarded primary school, a village hall hosting regular community events and nearby local pubs in the surrounding villages. The market town of Wigton, located approximately five miles away, provides a wider range of amenities including shops, supermarkets, schools, leisure facilities and transport links, while Cockermouth and Carlisle can also be reached with ease for further services, employment and commuting. The A595 lies close to the village, offering excellent road connections toward Carlisle, Cockermouth and West Cumbria, along with straightforward links to the A66 and M6 motorway. Blennerhasset offers an excellent balance of peaceful rural living with convenient access to nearby towns, the Lake District and the wider Cumbrian landscape.

## GROUND FLOOR:

### ENTRANCE PORCH

Double glazed patio doors to the front, double glazed windows to the front aspect, and an internal door to the hallway.

### HALLWAY

Internal doors to the living room, kitchen, three bedrooms and family shower room, radiator, recessed spotlights, loft-access point, and two cupboards. One cupboard includes double doors with the wall-mounted gas boiler internally, the second cupboard includes lighting, plumbing for the washing machine and an obscured single glazed window, and we have been advised the loft includes lighting internally.

### LIVING ROOM

Double glazed window to the front aspect, radiator, and a feature media wall with electric fire and lighting.

### KITCHEN

Fitted kitchen with breakfast bar, comprising a range of base, wall and drawer units with matching worksurfaces and upstands above. Integrated electric oven, gas hob, extractor unit, integrated fridge freezer, integrated dishwasher, one and a half bowl sink with mixer tap, recessed spotlights, under-counter lighting, radiator, external door to the rear porch, and an internal double glazed window to the rear porch.

### BEDROOM ONE

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

### BEDROOM TWO

Double glazed window to the front aspect, and a radiator.

### BEDROOM THREE/DINING ROOM

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

### FAMILY SHOWER ROOM

Three piece suite comprising a WC, wall-mounted vanity unit with wash basin, and a walk-in shower enclosure benefitting a mains shower with rainfall shower head and wand. Part-tiled walls, tiled flooring, chrome towel radiator, radiator, recessed spotlights, LED mirror, extractor fan, and an obscured double glazed window.

### EXTERNAL:

Front Garden & Parking:

To the front of the property is a generous low-maintenance garden/parking area with timber bin store, along with further parking and a garage situated to the side of the property. External lighting is installed to the front and side elevations, with an external double socket

to the side.

Rear Porch:

To the rear of the property is a fixed and secure timber-framed porch, which benefits from access doors from both the parking area and the side garden. Internally there is an fixed sink unit, along with ample power sockets, and lighting.

Side Garden:

To the side of the property is a large, enclosed garden, predominantly lawned and featuring a large concrete seating area. Additionally, the side garden benefits from external lighting, power socket, and a pedestrian access gate back to the front garden/parking area.

### GARAGE

Manual up and over garage door.

### WHAT3WORDS:

For the location of this property, please visit the What3Words App and enter - rifled.invite.precluded

### AML DISCLOSURE:

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (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





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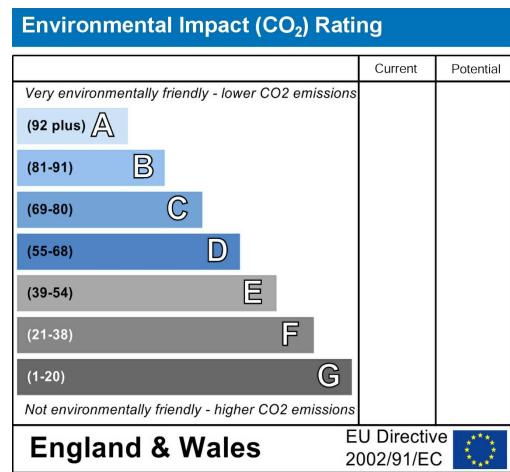
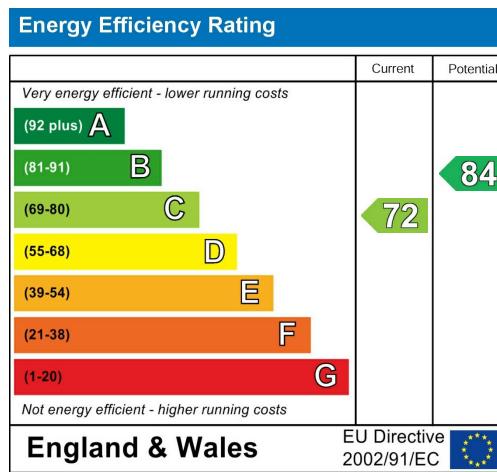
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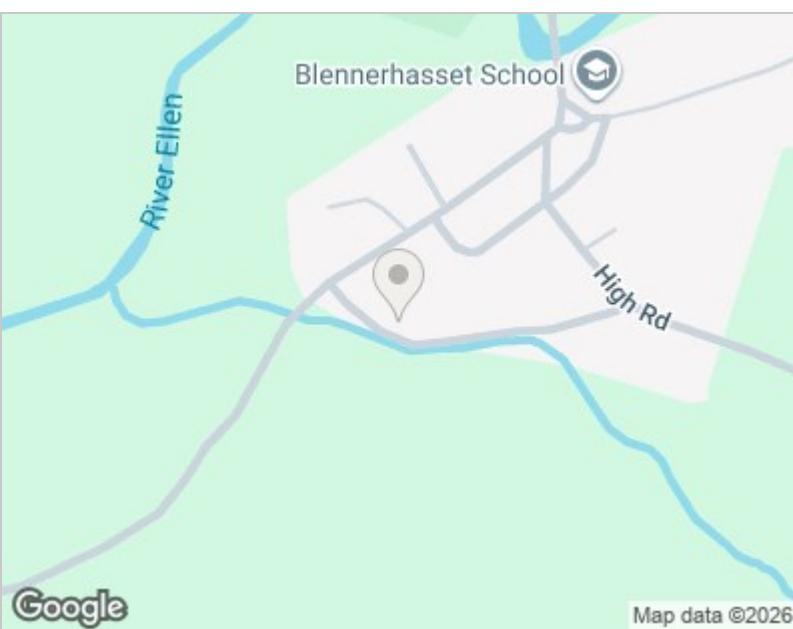
### Energy Efficiency Graph



### 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



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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