



 3

Bedrooms

 1

Bathroom







Property Description

Located in Howgate, Whitehaven, this detached property offers a spacious and practical living environment, ready for new purchasers to revamp and renovate to their own tastes. The home features three bedrooms, providing ample space for family living or guests. The single bathroom is situated on the ground floor, ensuring functionality and ease of access. The property includes two reception rooms, allowing for versatile use as living or dining areas, perfect for accommodating various living arrangements.

The kitchen is designed for practicality, equipped with essential appliances and ample counter space, making meal preparation efficient and straightforward. The property also benefits from off-road parking, a valuable feature that provides convenience and security for vehicle owners.

Attached to the property are a range of outbuildings, including a former garage, which offer exceptional versatility and development potential. These spaces provide prospective purchasers with the opportunity to extend the existing accommodation or, subject to the necessary planning permissions, create an additional dwelling or annex. Alternatively, the buildings could be utilised for storage, workshop, or business purposes, offering a variety of options to suit individual requirements.

Externally, the property is set against the picturesque backdrop of Cumbria, offering a peaceful and scenic environment. The outdoor space is well-maintained, providing a pleasant area for relaxation or outdoor activities. The location in Whitehaven offers access to local amenities, including shops, schools, and transport links, ensuring that daily necessities and commuting options are easily accessible.

The property is situated within reach of the natural beauty of the surrounding countryside, offering opportunities for outdoor pursuits and exploration. The Energy Performance Certificate (EPC) details are available upon request, providing insight into the property's energy efficiency.

The property benefits from mains electricity, water and drainage. There is no central heating in the property and the hot water is provided from a back boiler in the fire. We have been advised by the vendors that there is main gas to the property but not connected.

This home in Howgate, Whitehaven, combines practical living spaces with the charm of the Cumbria region, making it a desirable option for those seeking a comfortable and accessible residence.

METHOD OF SALE

The property is offered for sale by Private Treaty. The Vendor reserves the right to amend these particulars, not to accept any offer received or to withdraw the property from sale at any time. A closing date for offers may be fixed, and prospective purchasers are advised to register their interest with the selling Agents following an inspection.

VIEWING Strictly by arrangement with the Sole Agents:

Mitchells Land Agency, Lakeland Livestock Centre, Cockermouth, Cumbria, CA13 0QQ

Tel: 01900 822016 Email: info@mitchellslandagency.co.uk



Floor 0



Floor 1

Approximate total area^m
4131 ft²
383.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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