



## Blitterlees, Silloth, Wigton, CA7 4JN

- No Onward Chain
- Ready for Modernisation & Improvement
- Characterful Features including Beamed Ceilings
- Living Room, Sunroom & Dining Kitchen
- Large Garage with Workshop Area & Carport
- Spacious Detached Bungalow in a Semi-Rural Location
- Large Garden with Open-Field Outlook & Ample Off-Road Parking
- Rayburn Heating Backed by Solar Panels
- Four Bedrooms, Master with En-Suite
- EPC - F

**Guide Price £270,000**





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## DESCRIPTION

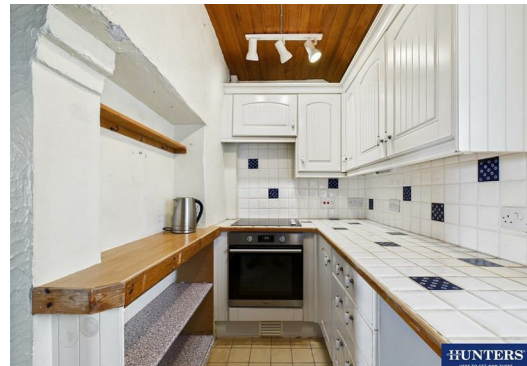
### NO CHAIN!

Green Lane Cottage is a charming four-bed detached bungalow located in the hamlet of Blitterlees. With a big internal footprint, large private garden and substantial detached garage and workshop, this is an ideal home for families, while the large outbuilding makes it suitable for those with a business, or maybe owners looking to establish a garden and enjoy the beautiful surrounding area. Now ready for a refurbishment, Green Lane Cottage offers all the ingredients to create a real statement home.

Located just off the road passing through Blitterlees, you approach the bungalow through a gated access and onto a hardstanding area with parking for several vehicles. The accommodation comprises of a sun room, living room, large combined kitchen and dining room, 4 double bedrooms, one with en-suite, family bathroom and laundry room.

Outside there is a large garden, mostly laid to lawn and with mature native and fruiting trees. Beyond the garden boundary are open views over agricultural land and there is also a smaller garden to the front elevation of the property facing the road. Furthermore, there is a large detached building housing a generous sized garage and carport and with a big workshop.

Heating and hot water comes from the Rayburn in the kitchen and the multi-fuel burner in the living room and there are also solar panels on the garage roof to supplement and reduce the monthly bills.







## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2025

### Viewings

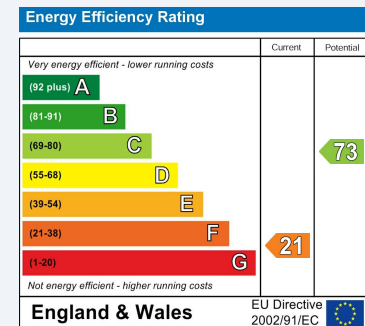
Please contact [centralhub@hunters.com](mailto:centralhub@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.