



Sherilyn

Wheyrigg, Wigton, CA7 0DH

Guide Price £395,000

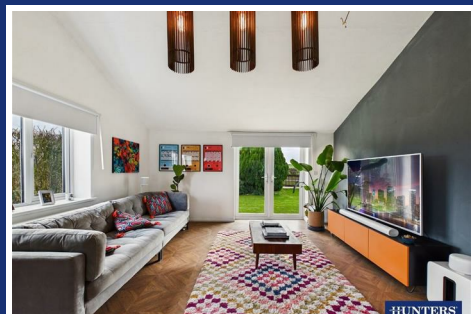


- Modern Detached Bungalow in a Semi-Rural Hamlet Setting
- Immaculately Presented with Neutral Décor
- Stunning & High-Specification Kitchen
- Modern Family Shower Room
- Driveway Parking, Gated Carport & Detached Garage
- Deceptively Spacious Throughout
- Triple-Aspect Living/Dining Room with Vaulted Ceiling
- Four Double Bedrooms, One with En-Suite WC
- Large Easy-Maintenance Rear Garden with Detached Workshop
- EPC - B

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This beautifully presented and extended four-bedroom detached bungalow offers a superb opportunity to acquire a deceptively spacious, turn-key home occupying a generous plot with easy-to-maintain gardens, a detached garage, carport and ample parking. Appointed to an excellent standard throughout, the property combines stylish modern living with impressive versatility, enhanced by neutral décor and a bright, light-filled interior. At the heart of the home is a spacious triple-aspect living/dining room, ideal for both entertaining and everyday living, while the sleek, high-specification kitchen is perfectly suited to modern lifestyles. The accommodation also includes four double bedrooms, one with an adjoining en-suite WC, and a stylish family shower room. Of particular note, the main bedroom features a large bay window and wood-burning stove, offering excellent flexibility and potential to be used as an attractive second reception room if required. The property further benefits from solar panels and an efficient air source heat pump, helping to reduce running costs and provide a more energy-conscious home. Surplus solar electricity can be exported to the grid, offering the potential for additional income, while smart tariff compatibility helps maximise energy savings and provides greater protection against rising energy prices. Externally, the property continues to impress, with a large driveway providing off-road parking for three vehicles, in addition to the carport and detached garage. The generous rear garden is designed for ease of maintenance and includes a timber workshop, while the plot may also offer exciting future potential. Subject to the necessary permissions, there may be scope to extend the existing accommodation further or explore development opportunities. A home of genuine quality, flexibility and potential, early viewing is highly recommended.

Utilities, Services & Ratings:

LPG Gas Central Heating and Double Glazing Throughout.

EPC - E and Council Tax Band - D.

Wheyrigg is a semi-rural hamlet situated just outside Wigton, offering an attractive balance of countryside surroundings and everyday convenience. The nearby town of Wigton provides a good range of local amenities including shops, supermarkets, schools, cafés and other essential services, making the location well suited to buyers seeking a quieter setting without feeling remote. For those needing to travel further afield, the area is well placed for access to surrounding centres such as Aspatria, Silloth and Carlisle, with the A596 close by providing convenient road links across West Cumbria and towards the wider region. Wigton also benefits from its own railway station on the Cumbrian Coast line, adding to the area's day-to-day practicality and offering a useful public transport connection for commuters and travellers alike. The popular coastal town of Silloth is within easy reach and is well known for its attractive promenade, golf course and access to the Solway Coast, adding further lifestyle appeal to the location. The nearby coastline and surrounding countryside further enhance the setting, with scenic walks and outdoor leisure opportunities close at hand, making Wheyrigg a lovely place to enjoy village-style living with excellent day-to-day practicality.

Tel: 01228 584249

GROUND FLOOR:

PORCH

Entrance door from the front, internal door to the hallway, double glazed window to the front aspect, radiator, and tiled flooring.

HALLWAY

Internal doors to the kitchen, four bedrooms and shower room, loft-access point, and recessed spotlights.

KITCHEN

Modern fitted kitchen comprising base and drawer units with matching quartz worksurfaces, upstands and splashbacks above. Integrated electric oven, electric induction hob, extractor unit, integrated washing machine, American-style fridge freezer, inset one and a half bowl stainless steel sink with mixer tap, plinth-lighting, tiled flooring, opening to the living/dining room, and a double glazed window to the rear aspect.

LIVING/DINING ROOM

Double glazed patio doors to the front garden, double glazed external door to the rear garden, double glazed window to the rear aspect, two double glazed windows to the side aspect, two radiators, and a valued ceiling with exposed beams.

BEDROOM ONE

Double glazed bay window to the front aspect, double glazed window to the side aspect, radiator, and an inset wood-burning stove with mantle over.

BEDROOM TWO

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

BEDROOM THREE & EN-SUITE WC

Bedroom Three:

Double glazed window to the rear aspect, radiator, and an internal door to the en-suite WC

En-Suite WC:

Two piece suite comprising a WC and vanity unit with wash basin. Double glazed window to the side aspect, and a built-in cupboard with wall-mounted gas boiler internally.

BEDROOM FOUR

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

SHOWER ROOM

Three piece suite comprising a WC, vanity unit with wash basin, and a walk-in shower enclosure benefitting mains shower with rainfall shower head. Part-tiled walls, tiled flooring, radiator, extractor fan, and an obscured double glazed window.

EXTERNAL:

Front Garden, Driveway & Carport:

To the front of the property is a lawned garden including borders of mature trees and shrubs, alongside a tarmac driveway which extends to the side of the property, with a timber gate allowing access to the carport and detached garage. The driveway and carport can accommodate off-road parking for three/four vehicles.

Rear Garden:

To the rear of the property is a large and easy-maintenance garden - fully lawned and including a selection of seasonal bulbs, trees and fruit trees. Additionally, situated within the rear garden is a detached workshop with front veranda, additional timber shed, and the LPG gas tank.

DETACHED GARAGE

Double barn-style doors, pedestrian access door, single glazed windows, power and lighting.

WORKSHOP

Detached timber workshop with front veranda, with pedestrian access door, single glazed windows, power and lighting.

WHAT3WORDS:

For the location of this property, please visit the What3Words App and enter - [claim.expectant.severe](https://www.what3words.com/claim/expectant.severe)

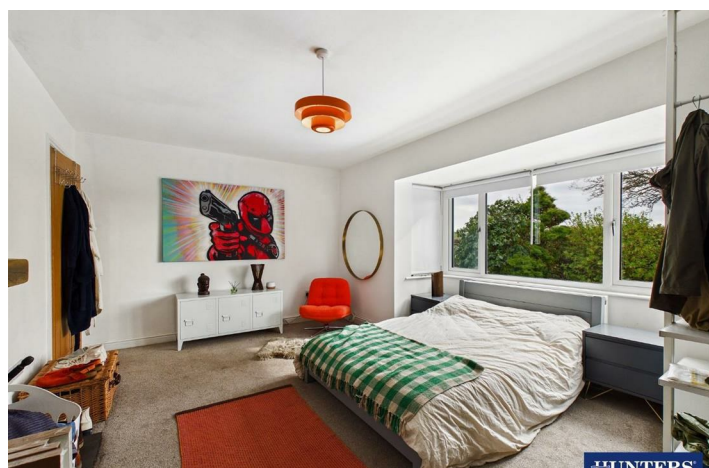
AML DISCLOSURE:

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £40 (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.

AGENTS NOTE:

The property is serviced by a septic tank.

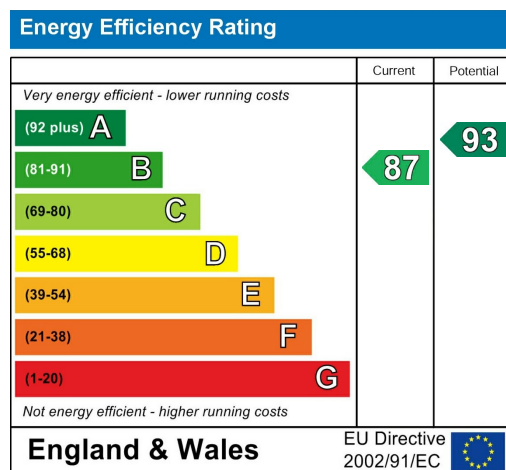
Floorplan







Energy Efficiency Graph



Viewing

Please contact our Hunters Carlisle 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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