

HACKNEY & LEIGH

Mealsgate

Offers over £280,000

5 Newlands Court, Mealsgate, Wigton, CA7 1AA

A cottage style modern three bedroom semi-detached house pleasantly situated in a small private courtyard with open rural views and located approximately six miles from Wigton, eight miles from Caldbeck and fourteen miles from Keswick.

The property benefits from an outstanding EPC rating of A and solar panels which reduce electricity costs and provide income.

Quick Overview

Cottage style modern semi-detached house

Small private courtyard setting and open rural views

Six miles from Wigton, eight miles from Caldbeck and fourteen miles from Keswick.

Three bedrooms and two bath / shower rooms

Living room and dining kitchen

Landscaped garden

Forecourt parking and small timber garage / store

Outstanding EPC rating of A

Property Reference: KW0600

3	2	1	A	Superfast Broadband Available	2



Bedroom One



Bedroom Two



Bedroom Three



Bathroom

Accommodation

Ground Floor:
Entrance Hall | Living Room | Dining Kitchen

First Floor:
Landing | Bedroom 1 / En-suite Shower Room | Bedroom 2 | Bedroom 3 | Bathroom

Outside:
Forecourt Parking | Garden | Store

Services
Mains water, electricity and gas. Private sewage treatment plant. Gas central heating. Solar panels.

Tenure
Freehold.

Council Tax
Band C.

Viewing
By appointment with Hackney & Leigh's Keswick office.

Directions
From the A595 follow the signpost to Mealsgate and proceed ahead on the B529. The entrance to Newlands Court is situated on the left as the road bears to the right.

What3words
///dolly.armrest.ants

Price
Offers over £280,000 are invited for consideration.

Anti-Money Laundering Regulations (AML)
Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £60 (inc. VAT) per individual or £50 (inc. VAT) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £150 (inc. VAT).

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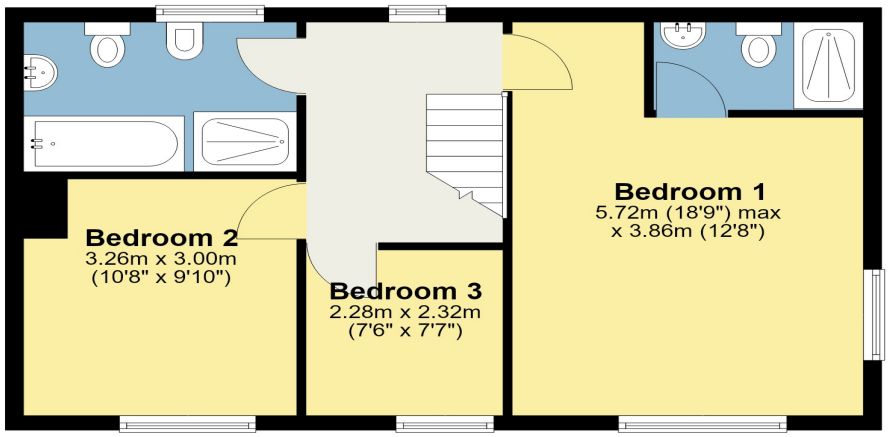
Living Room



Dining Kitchen

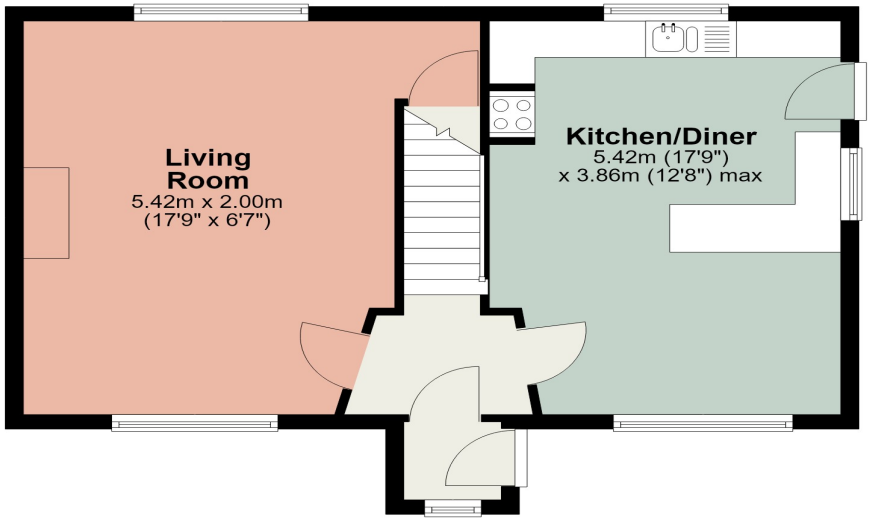
First Floor

Approx. 51.6 sq. metres (555.4 sq. feet)



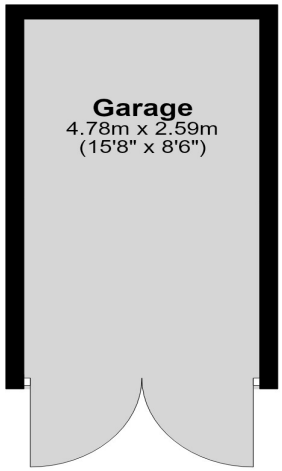
Ground Floor

Approx. 49.9 sq. metres (537.4 sq. feet)



Garage

Approx. 12.4 sq. metres (133.3 sq. feet)



Total area: approx. 113.9 sq. metres (1226.0 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF:
Plan produced using PlanUp.

5 Newlands Court, Mealsgate, Wigton

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