



Powcroft Cottage , Wigton, CA7 8NH

Guide price £495,000



4



3



2



C



# Powcroft Cottage

Wigton, CA7 8NH

- Beautifully presented detached barn conversion
- Energy efficient home and EPC rating of C
- Close to the Lake District National Park
- Large lounge with wood burning stove
- 4 generous bedrooms
- Private plot with ample parking, garage and carport
- Conservatory with views across the garden and over open countryside
- Fully double glazed throughout

This beautifully presented 4 bedroom detached barn conversion offers breathtaking views across open countryside. Recently upgraded by the current owner the property boasts an energy efficient air source heating system, full double glazing and a quality finish throughout. The property is set in a private plot with mature gardens, private driveway, garage and carport.

The ground floor features an impressive 10 metre lounge, a generous dining room, fully fitted kitchen, convenient cloakroom with separate utility room and a large conservatory to the rear. The first floor comprises family bathroom and four generous double bedrooms, with the principal bedroom enjoying the added luxury of an en-suite shower room.

## Directions

what3words; ///melt.reclining.announce

## Dining Room

20'9" x 11'4" (6.32m x 3.45m)

The front door is accessed via the private driveway and welcomes you into the generously proportioned reception room. Currently utilised as a dining room with beautiful wooden flooring, this impressive space has many impressive features from the fireplace with stone surround to the exposed beams and three windows with deep wooden sills, filling the room with natural light. The room provides access to both the kitchen and lounge.

## Lounge

33'2" x 15'11" (10.11m x 4.85m)

This expansive open plan living space spans the entire rear of the property, offering ample room for multiple uses or configuration. The focal point is a striking stone fireplace housing a wood burning stove, complemented by a small ornate window looking through to the dining room. The room enjoys wall and ceiling lighting, carpeted flooring, two radiators, and attractive alcove shelving. Windows overlook the rear garden, while elegant French doors with glazed panels lead through to the conservatory.

## Kitchen

10'5" x 12'1" (3.18m x 3.68m)

Fitted with a comprehensive range of modern country style wall and base units, solid worktops and a stainless steel sink with mixer tap. Integrated appliances include a dishwasher, Neff double oven, AEG induction hob with extractor fan above and a space for a fridge freezer. Two double-glazed windows to the front aspect boast deep wooden sills and lintels, while the beamed ceiling and spotlights enhance the character. Additional features include under stairs storage, traditional stone flagged flooring and access to the rear hallway.

## Conservatory

10'10" x 11'11" (3.32m x 3.65m)

The large conservatory provides impressive light space with a glazed roof and large windows on three sides, offering panoramic views across the gardens and open countryside. French doors open onto the rear garden, while the tiled floor and electric heater ensure year round comfort.

## Hallway/Rear Porch

A characterful space featuring an attractive arched beamed ceiling and stone flag flooring and a door opening to the rear garden. A distinctive stone alcove feature adding period charm. The hallway gives access to the staircase, kitchen, utility room, cloakroom, and lounge.

## Cloakroom W.C

3'10" x 8'11" (1.17m x 2.73m)

Featuring an opaque double-glazed side window, WC and basin. Practical elements include a loft access, extractor fan, coat hanging space, built-in storage and tiled flooring.



#### Utility

7'11" x 6'2" (2.42m x 1.89m)

Well-appointed with a range of base units and worktop, dual-aspect windows to the side and front, and partly tiled walls. With tiled floor, electric consumer unit, and generous space for storage and white goods.

#### Principal Bedroom

12'11" x 14'10" (3.96m x 4.53m)

A spacious double room featuring a dormer window with double glazing, overlooking the beautiful garden with countryside views. The room includes wall and ceiling lighting, a storage cupboard fitted with a safe, carpeted flooring, and access to the en-suite shower room.

#### Principal Ensuite

Modern and well-appointed with a window, walk-in shower, WC and basin. Fully tiled walls and floor are complemented by ceiling lighting, light up mirror and an extractor fan.

#### Bedroom Two

16'4" x 11'5" (5.00m x 3.49m)

A generously sized double room with a dormer window with views over the gardens and open countryside, plus an additional side window with garden outlook. Wall and ceiling lighting complete the space.

#### Bedroom Three

14'5" x 11'3" (4.41m x 3.45m)

A substantial double room fitted with a range of built-in wardrobes. Character features include a beamed ceiling and front aspect hayloft feature window with stone surround framing the stunning views across to the Solway coast. With wall and ceiling lighting along with carpeted flooring.

#### Bedroom Four

9'11" x 12'0" (3.04m x 3.68m)

An L-shaped room with a useful storage cupboard, front-aspect window, lighting and carpeted flooring.

#### Bathroom

6'0" x 7'1" (1.85m x 2.17m)

Equipped with a contemporary suite comprising a large bath with shower attachment, low-level WC and wash hand basin. Fully tiled walls, an opaque window, extractor fan, spotlights, light up mirror, beamed ceiling and carpeted flooring create a comfortable space.

#### Garage

The garage has an up and over door and a side door to the rear terrace, electric and lighting.

#### Outside

The property occupies a generous plot with gated parking for at least two vehicles, a garage and carport. The side and rear gardens are beautifully landscaped with an abundance of flowers, shrubs, and trees, creating a stunning display throughout the seasons. A large paved terrace provides an ideal entertaining space with wonderful countryside views, while a wraparound lawn completes the outdoor space.



### **Services & Additional Information**

Mains water and electricity, Aira air source heat pump providing efficient and sustainable central heating and hot water. The septic tank was replaced with a modern sewerage treatment plant in 2020.

### **Please Note**

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Lakes Estates has the authority to make or give any representation or warranty in relation to the property. All mention of appliances / fixtures and fittings in these details have not been tested and therefore cannot be guaranteed to be in working order.

Anti-Money Laundering (AML) Checks;

When your offer is accepted, we're legally required to verify your identity.

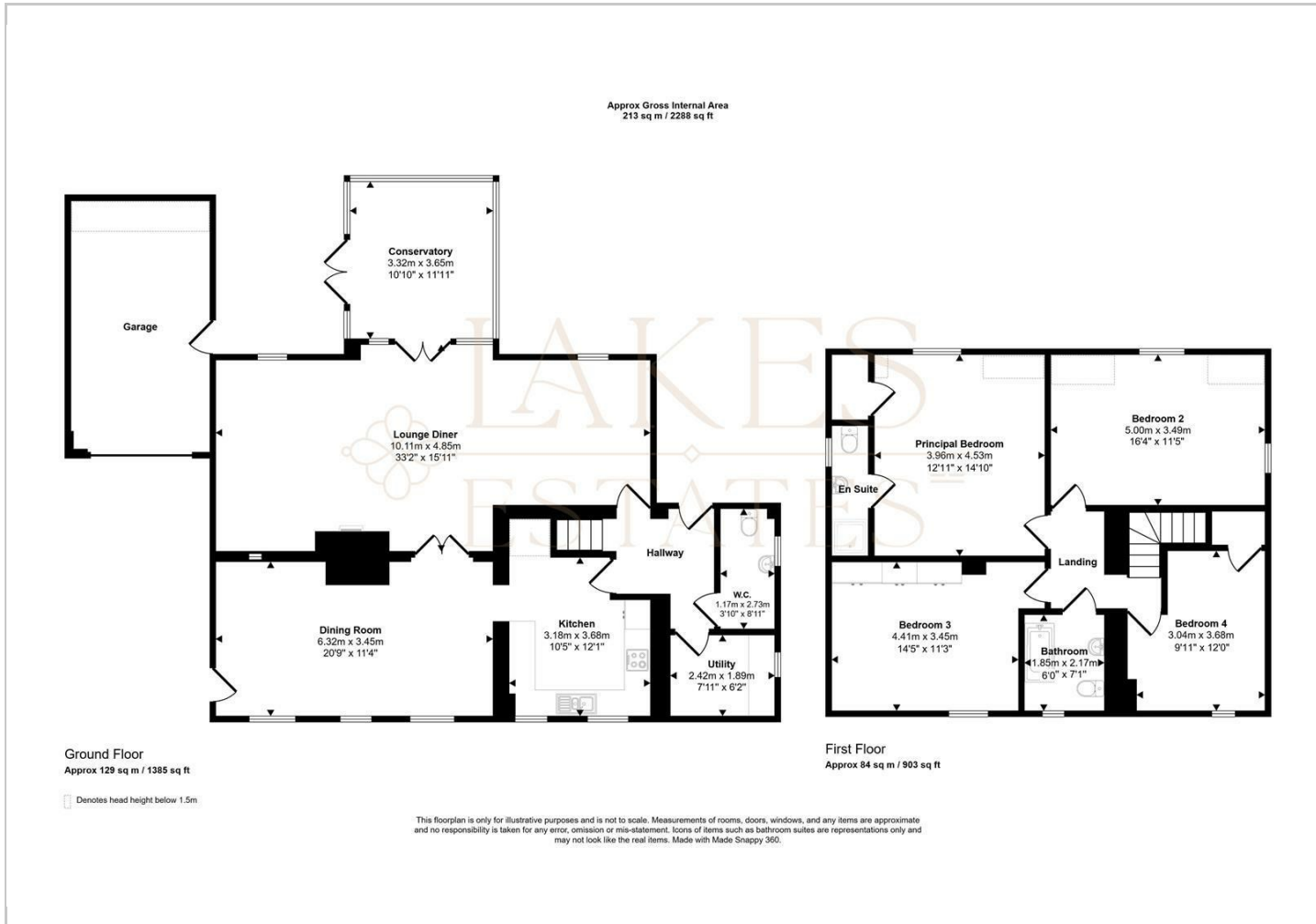
This is carried out by a third-party company at the following costs:

Buying in personal name: £40 (inc. VAT)

Company purchase: £120 (inc. VAT)

These fees are non-refundable, and the purchase cannot proceed until checks are complete.

## Floor Plans



## Location Map



## Energy Performance Graph

### Energy Efficiency Rating

|   | Current                    | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            | 77                         | 83        |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

## Viewing

Please contact our Lakes Estates Office on 01768 639300 if you wish to arrange a viewing appointment for this property or require further information.

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