



South View | Blencogo | Wigton | CA7 0BZ

Guide Price £340,000



david britton
ESTATES



Key Features

- Detached house
- Four double bedrooms
- Kitchen/diner
- Lounge/diner
- Snug
- Large loft room
- Utility room
- Family bathroom
- Detached self-contained office space and workshop/garage
- Potential business/conversion opportunity (subject to planning)

Summary

A fantastic four bedroom detached house with an incredible workshop for a business opportunity or potential conversion located in the quiet farming village of Blencogol! This gorgeous sandstone built property sits within a substantial plot, with a separate self-contained office space with huge workshop/garage to the rear. The current owners have developed and ran a successful family business from the premises for a number of years and there is planning in place for someone to run their own business from home. The space also offers the potential for converting into an annexe or holiday let (subject to planning). The opportunities are endless!

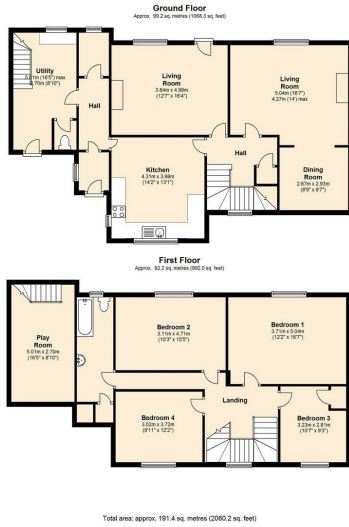
The house itself has some well-proportioned rooms, and the internal accommodation briefly comprises; rear porch, entrance hallway, utility room with access to a large loft space, WC, kitchen/diner, inner hallway, snug and lounge/diner to the ground floor. The first floor is accessed via a large sandstone staircase with split level landing and has four double bedrooms and a family bathroom.

Externally the property benefits from a private patio seating area to the rear, as well as a large concrete yard providing off road parking for several vehicles, and access to the offices and the garage/workshop.





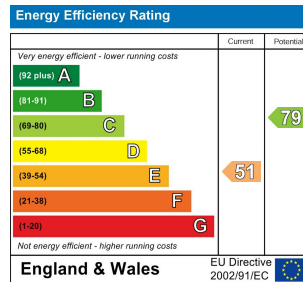
Floor plans



COUNCIL TAX BAND - D

DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. The services, systems, and appliances shown may not have been tested and has no guarantee as to their operability or efficiency can be given. All floor plans are created as a guide to the lay out of the property and should not be considered as a true depiction of any property and constitutes no part of a legal contract.



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