



 **3**
Bedrooms

 **1**
Bathroom







Property Description

Nestled within the peaceful rural hamlet of Dundraw, near Wigton, **Orchard House** is a deceptively spacious and beautifully presented detached bungalow, offering light and airy accommodation throughout. Surrounded by open countryside and enjoying a tranquil village setting, this charming home combines comfortable modern living with generous outdoor space, making it ideal for families, downsizers, or those seeking a quieter pace of life.

Internally, the property boasts **three well-proportioned double bedrooms**, a family bathroom, and a welcoming reception room flooded with natural light, creating a warm and inviting atmosphere for relaxation and entertaining. The accommodation is thoughtfully laid out and offers a wonderful sense of space throughout.

At the heart of the home is the **spacious kitchen-diner**, perfectly designed for family meals and social gatherings. Fitted with a range of modern appliances and offering ample worktop and storage space, this bright and functional room is both practical and stylish.

The bungalow further benefits from **full double glazing**, helping to provide comfort and energy efficiency all year round.

Externally, Orchard House truly comes into its own. The property enjoys **well-maintained gardens** surrounding the home, offering attractive spaces for outdoor dining, gardening, and family enjoyment. To the rear lies a particularly notable feature – a **substantial 0.6 acre paddock**, ideal for those with equestrian interests, hobby farming ambitions, or simply a desire for additional outdoor space and privacy.

There is also the added benefit of a **detached garage** and **ample off-road parking**, ensuring convenience for both residents and visitors.

For purchasers seeking even more land, there is the **possibility of acquiring an additional 0.3 acres of land by separate negotiation**, offering excellent potential for expansion or further lifestyle use.

Situated in the sought-after and peaceful village location of Dundraw, the property enjoys a serene countryside lifestyle whilst remaining within easy reach of nearby amenities in Wigton and the surrounding Cumbrian towns and villages. The area is renowned for its scenic views and excellent opportunities for walking, cycling, and other outdoor pursuits.

The property has an **EPC rating of 46**, with potential to improve to **74**, presenting an opportunity for future energy enhancements.

Orchard House is a rare opportunity to acquire a **deceptively spacious**, bright and versatile detached bungalow with a **light and airy feel**, **beautiful gardens**, **detached garage**, and an impressive **rear paddock**, all set within a peaceful rural setting.

METHOD OF SALE The property is offered for sale by Private Treaty. The Vendor reserves the right to amend these particulars, not to accept any offer received or to withdraw the property from sale at any time. A closing date for offers may be fixed, and prospective purchasers are advised to register their interest with the selling Agents following an inspection.

VIEWING Strictly by arrangement with the Sole Agents:

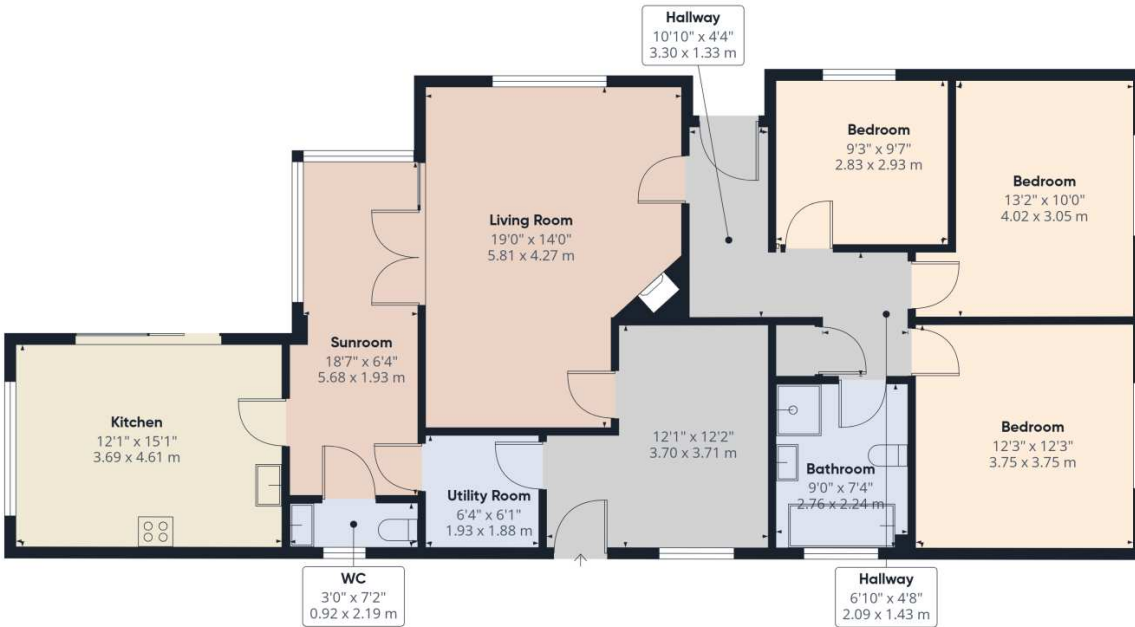
Mitchells Estate Agency, Lakeland Livestock Centre, Cockermouth, Cumbria, CA13 0QQ

Tel: 01900 822016

Email: info@mitchellsestateagency.co.uk

SERVICES The property benefits from mains electricity and water. The central heating is provided by an oil fired boiler.

VALUED ADDED TAX (VAT) VAT will be charged if applicable.



Approximate total area^m
1284 ft²
119.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	74
(55-68)	D	
(39-54)	E	46
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Orchard House, Dundraw, CA7

