



GRISDALES

PROPERTY SERVICES



Sundown Hayton, Wigton, CA7 2NW

£280,000

It's all about the views — sweeping panoramas, orange sunsets, and a garden that's an absolute joy to spend time in!

And the bungalow? It's a real gem too.

Sitting pretty in the idyllic and very popular village of Hayton, this light, airy, and surprisingly spacious home is perfectly designed for modern living. Picture yourself on the decking or in the conservatory, watching the sun dip behind the rolling hills, favourite drink in hand, and pure tranquillity all around.

Beautifully maintained and brimming with charm, the bungalow also offers potential to extend, creating a third bedroom if you need extra space. Outside, the gardens steal the show — colourful, lush, and bursting with life, with room to grow your own fruit and veg, relax, entertain, or even keep chickens! Ample parking, a single detached garage, and a generous driveway complete the picture.

Peaceful and brimming with character, with easy access to the Lake District and the vibrant towns of Aspatria and Cockermouth, full of shops, cafés, and leisure options. A truly remarkable opportunity to enjoy the very best of countryside living.

Helping you find your perfect new home...

www.grisdales.co.uk

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THINGS YOU NEED TO KNOW

Oil central heating - Worcester boiler. Regularly serviced and maintained.

Double glazing

The property was decorated externally in 2024

The kitchen was fitted in 2021 and the shower room in 2020.

New made to measure white Venetian blinds were fitted throughout in 2022

New water feed pipe was fitted in 2024 and there is excellent water pressure

New carpets were fitted in 2025.

DIRECTIONS

W3W: drumbeat.sniff.button

ENTRANCE/SUN ROOM

12'7" x 2'3" (3.86 x 0.70)

Access is directly into an entrance area/sun room with windows to the front, tiled floor and upvc door into the inner hallway.

INNER HALLWAY



A spacious hallway with three good sized storage cupboards and access into the loft. Telephone point.

LOUNGE/DINING ROOM



A lovely and light room with a large window at the front and doors to the conservatory from the dining room end. Split into two areas:

LOUNGE

12'0" x 23'5" (3.67 x 7.16)



With stove in surround and on hearth. television point.

DINING ROOM

12'0" x 23'5" (3.67 x 7.16)



With double glazed UPVC doors to the conservatory.

CONSERVATORY

10'10" x 23'5" (3.31 x 7.16)



A super additional space with a magnificent view over the garden and countryside to the Solway Firth with the Scottish fells in the distance. A perfect place to enjoy the beautiful sunsets! Double doors onto the decked verandah and laminate flooring.

KITCHEN

11'8" x 9'4" (3.58 x 2.87)



Fitted in 2021 with a stylish Howdens kitchen which includes a good range of white gloss units with natural wood worktop over with tiling. It includes a 1.5 bowl composite sink with matching mixer tap, space for fridge/freezer, plumbing for washing machine and slimline dishwasher. integrated double electric oven with hob over and extractor fan. Tiled floor, good range of shelving and a FABULOUS view from the window.

REAR LOBBY

With access to the garden and door into the boiler room.

BOILER ROOM

13'1" x 2'8" (4.00 x 0.82)

A useful storage area and including the central heating boiler.

BEDROOM 1

12'6" x 11'4" (3.83 x 3.46)



Double room to the front.

BEDROOM 2

11'4" x 11'5" (3.47 x 3.49)



Double room to the rear with a range of built in wardrobes.

SHOWER ROOM

6'7" x 5'5" (2.02 x 1.67)



Modern bathroom suite which includes a walk in shower with clear screen and shower attachments, low level w.c and wash basin. Fully tiled with white ceramic tiles. Heated towel rail and window to the front.

PARKING AND GARAGE

10'5" x 15'2" (3.19 x 4.63)



There is ample parking for multiple vehicles to the front and access to a single garage with light and power.

FRONT GARDEN



There is a delightful garden to the front which is mainly laid to lawn.

REAR AND SIDE GARDENS



The garden to the rear and side of the property is extensive and includes lawns, well established shrub and floral borders, vegetable growing areas, sheds, stores, a greenhouse, paths etc.

OUTLOOK



There is a splendid view from the rear which takes in the garden, English countryside, the Solway Firth and the Scottish fells in the distance. A sight to behold!

COUNCIL TAX

We have been advised by Cumberland Council (0303 123 1702) that this property is placed in Tax Band C.

VIEWING ARRANGEMENTS

To view this property, please contact us on 01900 829977

NOTES TO BROCHURE

Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. None of the appliances, heating system or fittings included within the sale have been tested or can be assumed to be in full working order. Purchasers are strongly advised to satisfy themselves by way of survey and their own enquiries. The brochure does not constitute a contract, part of a contract or warranty.

THE CONSUMER PROTECTION REGULATIONS 2008

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

MOVING WITH GRISDALES

Moving is an exciting time but only if everything proceeds smoothly. Whether you are selling, letting, buying or renting, we understand that moving home can be a very stressful and daunting prospect. That's why, at Grisdales, we work together as a team, giving dedicated support and advice every step of the way to help your move run as smoothly and efficiently as possible.

FREE MARKET APPRAISAL

If you are thinking of moving, we offer a completely free market valuation and appraisal of your existing home. We will advise you upon an asking price which accurately positions your property in the current market place, maximising viewings and your sale prospects.

LETTINGS AND MANAGEMENT

If you are interested in property as an investment, we can help you every step of the way from Buy to Let advice to effective property letting and management

SURVEYS AND VALUATIONS

We want your purchase to live up to those dreams, hopes and expectations. You need to know that your new home will not only be a sound investment, but also one which you will enjoy without the worry of the unknown. Grisdales offer a wide range of survey and valuation reports to meet different needs all backed by the qualification, experience and knowledge of a Chartered Surveyor.

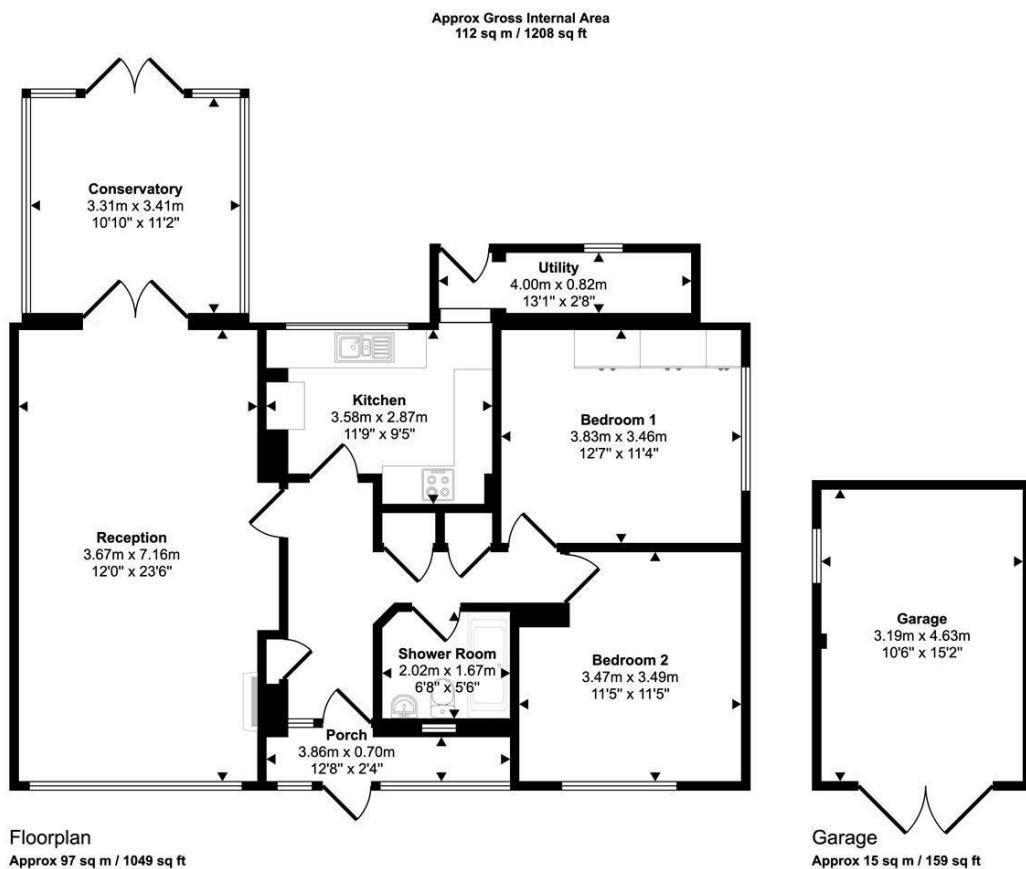
MORTGAGE ADVICE

Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

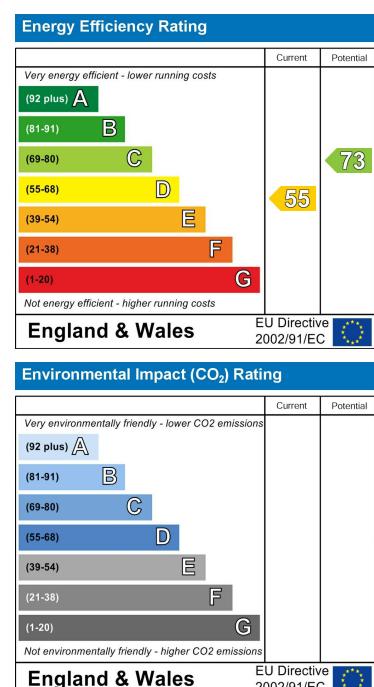
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance 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. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.