



3

Bedrooms



2

Bathrooms









Property Description

Located in the charming area of Plumbland, this semi-detached house offers comfortable and well-proportioned living accommodation, comprising two double bedrooms and one single bedroom, along with two bathrooms and two reception rooms.

The property features a kitchen-diner, providing ample space for both dining and meal preparation. The kitchen enjoys pleasant views over the garden. The reception rooms are generously sized, offering flexibility for use as living, dining, or family spaces.

Externally, the property benefits from off-road parking, providing convenience for vehicle owners, along with a garden that offers an enjoyable outdoor space suitable for relaxation or gardening. The property also enjoys attractive views across open countryside and towards the Solway Firth, with vistas extending across to Scotland.

The bedrooms include two good-sized doubles and a single bedroom, offering flexibility for families, guests, or home working. The bathrooms are fitted with standard fixtures, ensuring practicality and comfort.

This property represents an excellent opportunity for buyers seeking a spacious home in a desirable rural location, with scope to complete the remaining improvement works to their own specification.

Prospective purchasers should note that the property previously had faulty cavity wall insulation installed. This has now been removed; however, some remedial works remain to be completed both internally and externally.

Situated near Wigton, Cumbria, the property enjoys a peaceful semi-rural setting while remaining accessible to local amenities. The surrounding area is well regarded for its scenic countryside and strong sense of community.

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

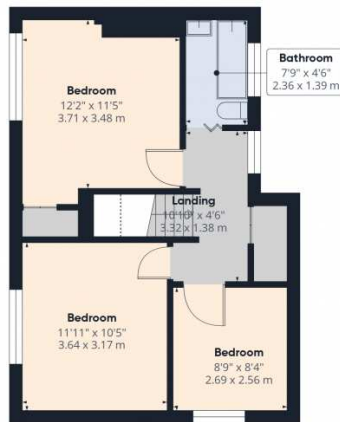
Tel: 01900 822016 Email: info@mitchellsestateagency.co.uk

SERVICES The property benefits from mains electricity, water and drainage. The heating is provided by an oil fired boiler. There is double glazing throughout.

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



Floor 0



Floor 1

Approximate total area⁽¹⁾
1076 ft²
99.9 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		64
(39-54) E		
(21-38) F	37	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: 1 Morningside, Plumland, CA7

