



 **3**
Bedrooms

 **1**
Bathroom







Property Description

Deceptively Spacious Three-Bedroom End-Terrace Home with Extensive Gardens, Workshop & Outbuildings

Situated in the heart of the popular village of Abbeytown, near Wigton, this deceptively spacious three-bedroom end-terrace property offers far more accommodation and outdoor space than first meets the eye. Combining generous living areas, substantial gardens, and valuable external buildings, this charming home presents an excellent opportunity for families, gardeners, hobbyists, or those seeking additional workspace.

Internally, the property provides well-proportioned accommodation throughout. A large reception room forms the heart of the home, offering an inviting space for family living, entertaining guests, or relaxing in comfort. The spacious kitchen-diner provides ample room for cooking, dining, and everyday family life, creating a practical and sociable environment.

The accommodation includes three good-sized bedrooms, all offering comfortable living space and flexibility for growing families, guests, or home-working requirements. A modern family bathroom fitted with contemporary fixtures is complemented by a separate WC, adding convenience for busy households. Full double glazing throughout enhances comfort and energy efficiency.

One of the property's most impressive features is its exceptional outdoor space. The extensive gardens wrap around the property and provide an abundance of room for gardening enthusiasts, children's play areas, outdoor entertaining, or simply enjoying the peaceful surroundings. A raised sun deck terrace offers the perfect spot for al fresco dining, morning coffee, or relaxing in the sunshine while overlooking the garden.

Adding further appeal is a separate workshop and useful outhouse, providing excellent storage solutions, workshop space, hobby areas, or potential for a variety of practical uses. These versatile outbuildings significantly enhance the property's functionality and appeal to those requiring additional external space.

On-road parking is readily available, providing convenience for both residents and visitors.

Abbeytown offers a range of local amenities including shops, schools, and recreational facilities, while the surrounding Cumbrian countryside provides outstanding opportunities for walking, cycling, and outdoor pursuits. The location combines village living with easy access to nearby towns and transport links.

The property has an EPC rating of 57, with potential to improve to 79, offering scope for further energy efficiency enhancements.

Offering surprisingly generous internal accommodation, extensive gardens, a workshop, outbuildings, and a desirable village location, this versatile home represents an excellent opportunity to acquire a spacious family property in a picturesque Cumbrian 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, water and drainage. There is double glazing throughout. The central heating is via an oil fired boiler.

VALUED ADDED TAX (VAT)

VAT will be charged if applicable.



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area^m
1470 ft²
136.6 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		79
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Address: 8 Abbey Terrace, Abbeytown, CA7

