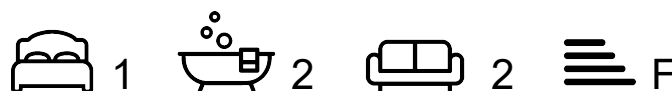




Wenault

Hethersgill, CA6 6EH

Guide Price £205,000

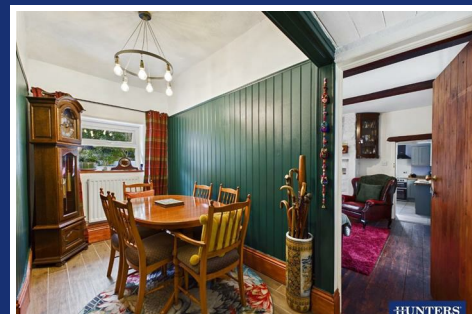


- Detached One-Bedroom Cottage in a Peaceful Village Setting
- Nicely Appointed and Well-Presented Throughout
- Dual-Aspect Living Room plus Separate Dining Room
- Wood-Burning Stoves to both the Living Room and Bedroom
- Off-Road Parking and Garage
- Ideal as a Main Residence, Second Home or Holiday Retreat
- Modern Fitted Kitchen and Stylish Shower Room
- Double Bedroom with Fitted Wardrobes and En-Suite Facilities
- Large Mature Side Garden, Walled Rear Garden, Planted Front Garden
- EPC - F

Wenault

Hethersgill, CA6 6EH

Guide Price £205,000



Tucked away within the peaceful village of Hethersgill, Wenault is a charming detached one-bedroom cottage offering an appealing blend of character, comfort and lifestyle appeal. Perfectly suited as a main residence, second home or holiday retreat, the property is beautifully presented and nicely appointed throughout, with accommodation comprising a welcoming dual-aspect living room with wood-burning stove, a separate dining room, modern fitted kitchen and stylish shower room. The double bedroom is a particularly inviting space, featuring fitted wardrobes, en-suite facilities and its own wood-burning stove, creating a cosy retreat with real character. Externally, the cottage continues to impress, with a large mature side garden, a charming walled rear garden and a planted front garden adding colour and kerb appeal, while off-road parking and a garage provide valuable practicality. Adding further appeal, the property also benefits from approved plans for the erection of a front porch and a single-storey rear/side extension to provide additional living accommodation, offering exciting potential for future enhancement. A truly delightful cottage with warmth, character and scope in abundance.

Utilities, Services & Ratings:

LPG Gas Central Heating and Double Glazing Throughout.

EPC - F and Council Tax Band - A.

Hethersgill is a charming rural village set within the rolling countryside of north Cumbria, perfectly positioned between the historic Hadrian's Wall corridor and the Scottish Border. The village offers a peaceful community setting with local facilities including a public house, parish hall and church, while the nearby market town of Brampton provides a wider range of everyday amenities, including shops, cafés, medical facilities and both primary and secondary schooling. The surrounding area is ideal for those who enjoy the outdoors, with scenic walks, countryside routes and attractions such as Hadrian's Wall, Lanercost Priory and Talkin Tarn Country Park all within easy reach. Despite its rural feel, Hethersgill remains well connected, with the A69 accessible within approximately ten minutes, providing direct links towards Carlisle, Hexham, Newcastle and the M6 motorway.

GROUND FLOOR:

PORCH

Single glazed windows and tiled flooring.

DINING ROOM

Entrance door from the porch, internal doors to the living room and bedroom, radiator, loft-access point, and a double glazed window to the rear aspect.

LIVING ROOM

Double glazed window to the front aspect, double glazed window to the rear aspect, radiator, wood-burning stove, and an internal door to the kitchen.

KITCHEN

Fitted kitchen comprising a range of base, wall and drawer units with matching timber worksurfaces and upstands above. Electric cooker, extractor fan, integrated dishwasher, space for an under-counter appliance, two-bowl Belfast sink with mixer tap, decorative 'Rayburn Royal' range cooker, recessed lighting, radiator, tiled flooring, loft-access point with pull-down ladder, double glazed window to the front aspect, double glazed window to the rear aspect, and internal doors to the shower room and utility room. Please note, the 'Rayburn Royal' range cooker is operable however currently disconnected from its fuel source.

BEDROOM ONE & EN-SUITE

Bedroom One:

Double glazed window to the front aspect, double glazed window to the rear aspect, fireplace with inset wood-burning stove, radiator, fitted wardrobes, and an internal door to the en-suite.

En-Suite:

Three piece suite comprising a WC, pedestal wash basin, and a bath with hand shower attachment. Part-tiled walls, tiled flooring, radiator, extractor fan, and an obscured double glazed window.

SHOWER ROOM

Three piece suite comprising a WC, pedestal wash basin, and shower enclosure benefitting an electric shower with rainfall shower head and hand attachment. Part-boarded walls, tiled flooring, radiator, extractor fan, and an obscured double glazed window.

UTILITY ROOM

External doors to the rear yard and side garden, space with plumbing for a washing machine, space for a fridge freezer, wall-mounted gas boiler, and a radiator.

EXTERNAL:

Front Garden & Driveway:

To the front of the property is an established planted front garden, along with a concrete driveway allowing off-road parking for two vehicles. A gate allows access to the side garden and garage, with an external cold-water tap located on the front elevation.

Side Garden:

To the side of the property is a generous garden, comprising planted borders with flowers, trees and shrubs, a lawn, timber summer house, and the LPG gas tank.

Rear Garden:

To the rear of the property is an enclosed walled-garden area, suitable for pots and bench seating.

GARAGE

Attached to the property via the utility room, the garage includes power, lighting and double barn-style doors. The garage is currently only used for storage as it is not vehicle accessible due to a fence between the driveway and garage.

PLANNING PERMISSION:

Details of the approved plans can be found on the Cumberland Council website, with the following reference: 25/0555.

WHAT3WORDS:

For the location of this property, please visit the What3Words App and enter: [///mild.couriers.electrode](https://www.what3words.com/#!/mild.couriers.electrode)

AML DISCLOSURE:

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

Floorplan





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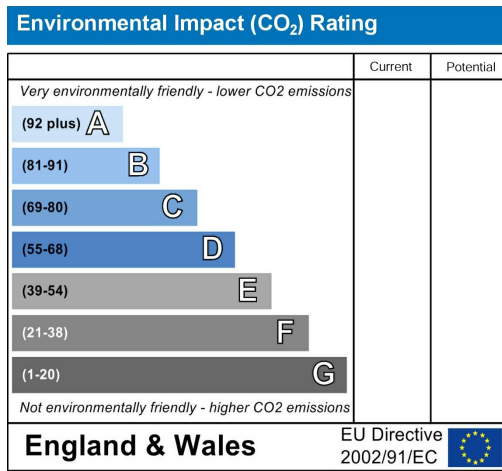
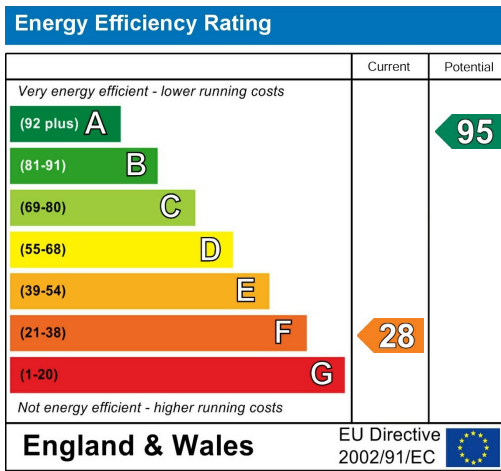


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HUNTERS

Energy Efficiency Graph



Viewing

Please contact our Hunters Carlisle Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map



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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

56 Warwick Road, Carlisle, Cumbria, CA1 1DR
Tel: 01228 584249 Email: centralhub@hunters.com
<https://www.hunters.com>

