



**Hayward
Tod**

2/3 Bedroom Cottage | Little Bampton | Wigton | CA7 0JQ

£250,000





Fully refurbished detached cottage with garage. Good living space. Kitchen diner and utility. Pleasant location close to the Solway Coast, in a village with Pub.

entrance porch | hallway | kitchen dining | utility | ground floor bathroom | living room | study/bedroom 3 | two first floor double bedrooms | bathroom | detached garage | driveway | gardens | patio | double glazing | electric central heating boiler | EPC pending | council tax band B | freehold | mains drainage, water and electricity

APPROXIMATE MILEAGES

Carlisle 9.5 | Wigton 5.4 | M6 motorway 10 | Keswick - Lake District 26.5 | Newcastle International Airport 66

WHY LITTLE BAMPTON?

A small village just to the west of Carlisle, close to the Solway Coast and Area of Outstanding Natural Beauty (AONB) with a good Pub, the village is ideally placed to enjoy both the peace and quiet on your doorstep yet remains accessible to Carlisle and the wider area thanks to the city bypass which is just a few minutes drive to the east. The nearby village of Kirkbride has a shop and Wigton, with a full range of amenities is just a short drive to the south.

ACCOMMODATION

Having undergone significant renovations at the hands of the current owners the property is offered in superb condition both inside and out. The property is double glazed and has a wet central heating system with modern electric boiler. The accommodation retains significant character alongside the more modern conveniences that are expected. A spacious living room has a multi-fuel stove at one end and the stairs rise to the first floor at the other. A second reception room on the ground floor is smaller and has a door to the garden. This room could be utilised as a third/guest bedroom, snug or study as required. The kitchen which has ample space for dining at the far end, has a range



of fitted units and appliances. A generous utility room provides further storage space and a large ground floor W.C. houses the electric central heating boiler. To the first floor are two further double bedrooms, both featuring exposed beams and sliding barn style doors. In between these two rooms is the large bathroom, with both a bath and separate shower. Externally the property sits centrally within a good size plot and has the benefit of a detached garage/store. There is a large gravelled driveway providing plenty of parking and additional garden space to the side, which has been seeded to lawn. The property would make a wonderful main residence or indeed a well located second home/holiday cottage for those wishing to explore the Solway Coast, Lake District and Hadrian's Wall.



FLOOR PLAN TO FOLLOW

Contact

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Agents note

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are

approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.