



**Hayward
Tod**

3 Bedroom Barn Conversion | Barn End | Wigton | CA7 8AF

£295,000





Spacious and characterful barn conversion in a conveniently accessible position on the fringe of Wigton. Detached garage. Communal gardens. Good living space and en-suite main bedroom.

entrance hall and stairs | W.C. | kitchen | living/dining room | garden room | main bedroom with en-suite shower | two further double bedrooms | family bathroom | allocated parking | garage | communal gardens | double glazing | shared private drainage | electric heating | mains water and electricity | leasehold 999 years | EPC pending | council tax band D | Grade II listed

APPROXIMATE MILEAGES

Wigton centre 2 | Carlisle 10 | Keswick - Lake District National Park 20 | Silloth - Solway Coast AONB 13

WHY WIGTON?

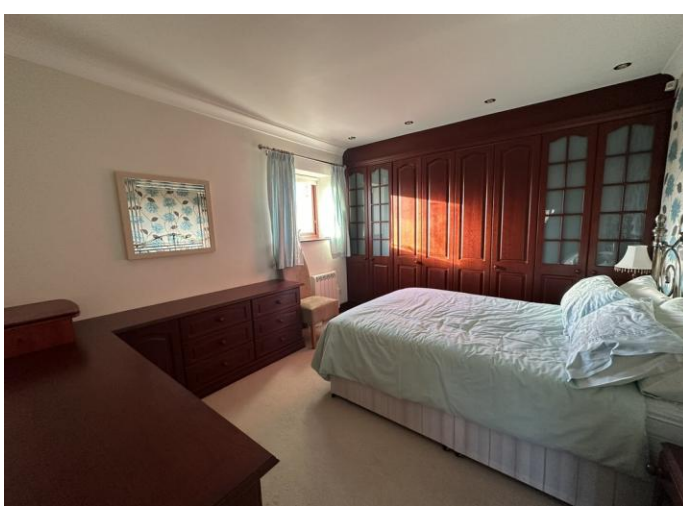
A busy market town to the west of Carlisle, Wigton offers a wide range of amenities for all ages including the popular Nelson Thomlinson secondary school. The property is situated on the outskirts of Wigton and as such travel in all directions is a breeze. The central Lake District, West Cumbrian Coast, Solway Coast AONB and Carlisle are all within a short drive.

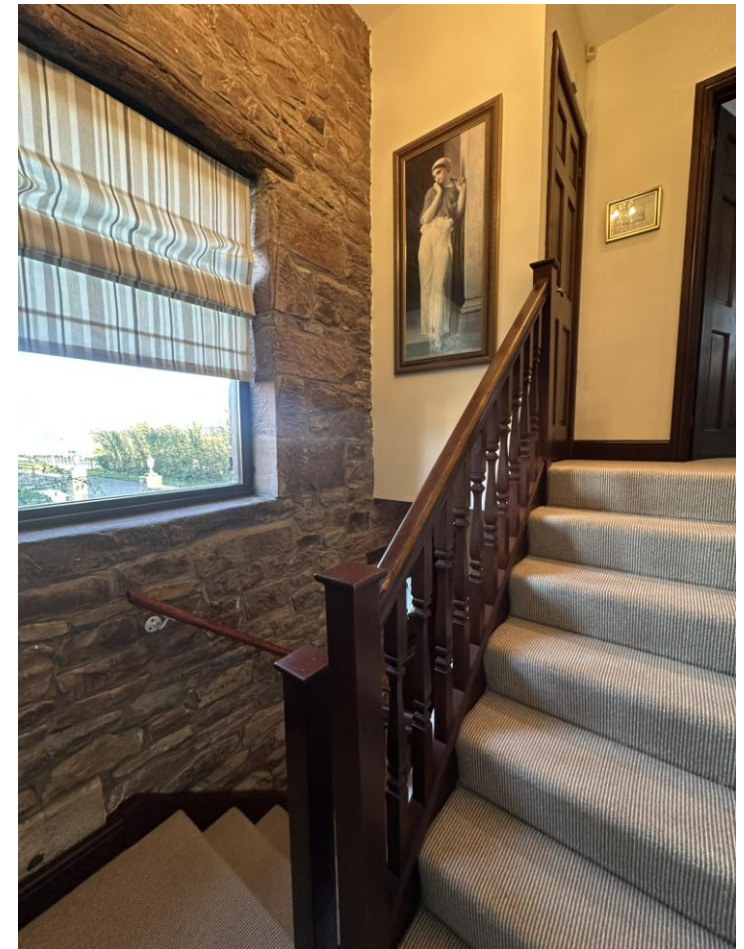
ACCOMMODATION

Deceptively spacious throughout, the property benefits from three double bedrooms, including a master with en-suite shower and fitted wardrobes. There is also a family bathroom. There is a functional kitchen on the ground floor which benefits from a great quantity of cupboard space, granite worktops, a fridge/freezer, double oven, microwave and a dishwasher, all of which are integrated and will be sold on with the property. There is a utility cupboard under the stairs which is spacious enough for a washing machine but it is the two living spaces which are the particular highlight, with both running the full width of the property.



The living dining room has exposed stone walls at the rear and opens out in to the equally large garden room, which in turn provides access to the garden. The gardens, although communal, afford each property privacy and the feel of their own private spaces. At the front of the property there is space to park a vehicle, as indeed there is across the courtyard in front of the property's own garage. Lastly the property benefits from being situated just off the A595 making it ideal for those who may need to commute to work whether that be either towards the Carlisle or West Cumbria direction.





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.