



Woodfield, Chapel Hill Road, Wreay, CA4 0RP

Guide Price £315,000



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- Detached three bedroom bungalow
- Open plan kitchen/dining room with contemporary fittings and utility room off
- Spacious dual aspect living room with feature electric fire
- Wet room style bathroom with walk-in mains shower
- Situated within walking distance of the popular village of Wreay
- Generous wraparound gardens with plenty of privacy
- Large gravelled driveway and single garage
- Excellent Road Access to Carlisle and M6
- Oil central heating

An exceptional three bedroom detached bungalow with large driveway, wraparound gardens and garage, situated only a short distance from the idyllic village of Wreay, Carlisle.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E



Woodfield is an exceptional detached, three bedroom bungalow situated on a quiet country road, with easy access to the village where there is a quality pub, primary school and village hall. The property briefly comprises an entrance hallway, open plan kitchen/dining room, living room, three double bedrooms, wet room, utility and WC. Externally there is a large garden, driveway and single garage.

The Accommodation

The front door opens into a welcoming hallway with storage cupboard and doors leading to the rest of the accommodation. The living room is bright and spacious, boasting dual aspect views of the front of the house and garden and features an electric fire. The kitchen is located to the rear of the property and is fitted with relatively modern kitchen cabinets with plenty of drawer and cupboard space, an integrated electric oven and four ring hob, integrated fridge/freezer and white goods which are included in the sale. The dining area would accommodate a large dining table and chairs, and there is wiring in place for a TV unit to be put into place in this space. There are fitted cabinets to the wall. There is a utility space off the kitchen which provides further storage, a WC and boiler room. This area also has a rear door for access to the rear decking and garage.



There are three double bedrooms in the property - two overlooking the front of the property, and the third is located to the side with views over the rear area. They are all capable of taking at least a double bed as well as freestanding furniture. There is a wetroom in the property with shower serviced by mains water, WC and hand wash basin. Outside, there is off road parking for multiple vehicles, gardens to the side and rear of the property, and the garage is attached to the property and has a large up-and-over door for vehicle access and additional storage. The gardens are mainly laid with grass and there is high hedging around the boundary which offers plenty of privacy.



Location Summary

Wreay is a beautiful and picturesque village, nestled peacefully to the South of Carlisle. Situated in a rural location but only 10 minutes to the amenities of Carlisle or Dalston, 20 minutes to Penrith and easy access to J42 of the M6. The property is in the catchment area for popular village primary schools including Stoneraise, Ivegill and Wreay. Community life centres around Wreay Village Hall, which hosts various local events and activities. For dining and socializing, residents and visitors can enjoy The Plough Inn, a traditional country pub offering locally sourced food and comfortable accommodations. While Wreay does not have its own shops, nearby farm shops provide fresh, local produce. For commuting, the M6 motorway J42 is within a 10 minute drive which provides direct access North towards beautiful Scotland and South towards the Lake District National Park. For those requiring rail connections, Carlisle Citadel Station is on the West Coast Mainline, providing fast and frequent services South to London in around 3 hours 23 minutes and North to Edinburgh in 1 hour 16 minutes. Transport links to Carlisle are convenient, with the Stagecoach 104 bus service providing regular connections, making the village an attractive option for commuters seeking a rural lifestyle. There are larger supermarkets within merely a few minutes drive.

What 3 Words: ///rehearsal.ounce.operation



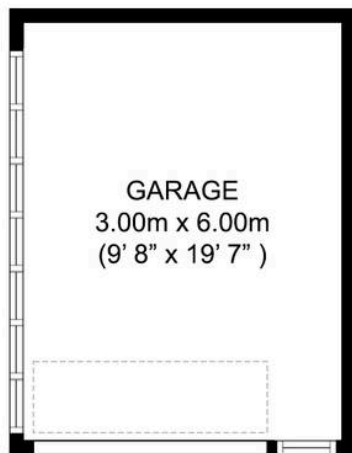




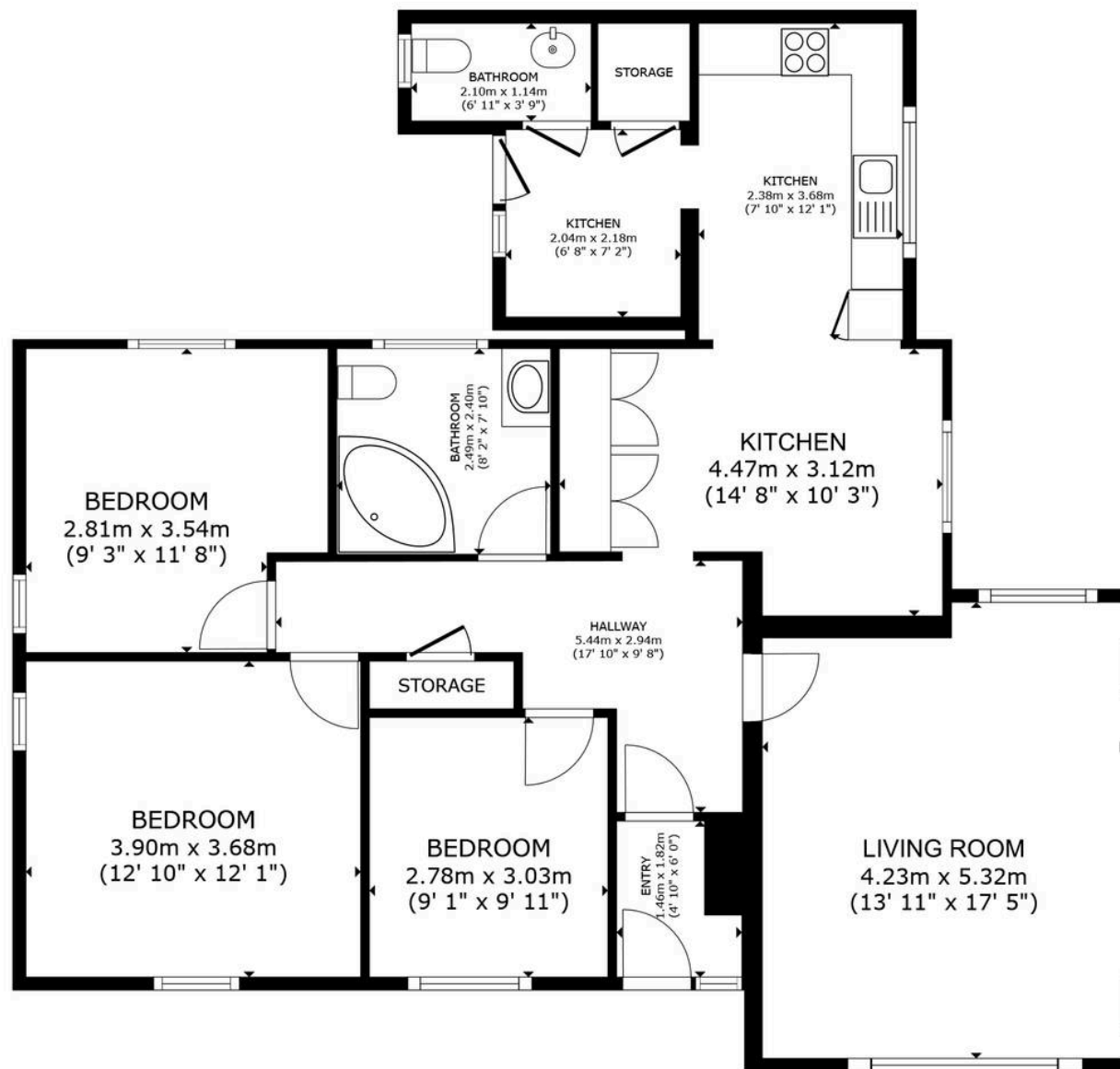








GARAGE



FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 109.5 m² (1,178 sq.ft.)
TOTAL : 109.5 m² (1,178 sq.ft.)
EXCLUDED : 18 m² (193 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

GENERAL REMARKS & STIPULATIONS

Tenure and Possession: The Freehold title is offered for sale with vacant possession upon completion.

Matters of Title: The property is sold subject to all existing easements, burdens, reservations and wayleaves, including rights of access and rights of way whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied themselves as to the nature of such matters.

Fixtures and Fittings: All standard fixtures and fittings are to be included in the sale. White goods in the kitchen are included in the sale.

EPC Rating: E

Services: Woodfield is served by mains water, mains electricity and private septic tank. Heating is provided by oil fired central heating system. Broadband is connected and mobile signal is good.

Viewings: Strictly by appointment through the sole selling agents, C&D Rural. Tel 01228 792299

Offers: Offers should be submitted to the selling agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest, or indeed any, offer. All genuinely interested parties are advised to note their interest with the selling agents.

Money Laundering Obligations: In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted.

Local Authority: Cumberland Council, 111 Botchergate, Carlisle CA1 1RZ. The house is in Council Tax Band D.

Website and Social Media: Further details of this property as well as all others offered by C&D Rural are available to view on our website www.cdrural.co.uk. For updates and the latest properties like us on facebook.com/cdrural and Instagram on [@cdrural](https://instagram.com/cdrural).

Referrals: C&D Rural work with preferred providers for the delivery of certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them C&D Rural will receive a referral fee: PIA Financial Solutions – arrangement of mortgage & other products/insurances; C&D Rural will receive a referral fee of £50 per mortgage referral. Figures quoted are inclusive of VAT.



Lakeside Townfoot Longtown
Carlisle CA6 5LY

www.cdrural.co.uk

T: 01228 792 299 | E: office@cdrural.co.uk

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