

Cumbrian Properties

1 Wreay Court, Wreay



Price Region £150,000

EPC-D

Characterful cottage | Village location
1 reception room | 2 bedrooms | 1 bathroom
Allocated parking & garage | Communal tennis courts

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This charming and highly sought-after cottage, thoughtfully converted from a former hay barn, offers a perfect blend of rustic character and modern comfort. Featuring double glazing and electric central heating, the property ensures year-round coziness and efficiency. The cottage also includes an allocated parking space and a single garage, providing both convenience and practicality. The accommodation is designed to maximize both charm and functionality. Upon entering, you're welcomed into a warm and inviting lounge, complete with a log burner set into a traditional hearth—perfect for cozy evenings. The dining kitchen boasts ample space for entertaining and everyday meals, blending modern fixtures with a country-inspired aesthetic. An inner hall leads to two well-proportioned bedrooms, each offering serene views and a sense of tranquillity, and a stylish modern three-piece bathroom suite completes the layout. Residents can also enjoy exclusive access to tennis court facilities, a unique feature that enhances the appeal of this delightful property. Situated in the picturesque village of Wreay, just 4 miles south of Carlisle, the location combines rural charm with excellent accessibility. The village boasts a well-regarded primary school, the historic St. Mary's Church, and the cozy Plough Inn pub. Additionally, the property is ideally positioned for nature lovers, being only a 30-minute drive from the stunning shores of Ullswater in the Lake District National Park, and just a short journey from the scenic Scottish border. This home offers an idyllic lifestyle with the best of both countryside and community living.

The accommodation with approximate measurements briefly comprises:

Double glazed composite door into lounge.

LOUNGE (16'5 max x 10' max) Beautiful lounge with log burner set on a slate hearth, wooden double glazed window set within a stone surround to the front elevation overlooking the courtyard, exposed feature beams to ceiling with LED spotlights. Wood flooring, wall mounted electric digital controlled heater and doors to dining kitchen and inner hall.



LOUNGE

DINING KITCHEN (12'4 max x 10'3) Country style kitchen complete with wall and base units, oak worksurfaces, tiled splashback and a white porcelain double sink with drainer and mixer tap. Free standing electric cooker with extractor hood above, space and plumbing for washing machine, space for free standing fridge/freezer and wall mounted digital controlled electric heater. Exposed beam to ceiling, loft access and tile effect laminate flooring. Two wooden double glazed windows with window seats set within a stone surround to the front elevation overlooking the courtyard.

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DINING KITCHEN

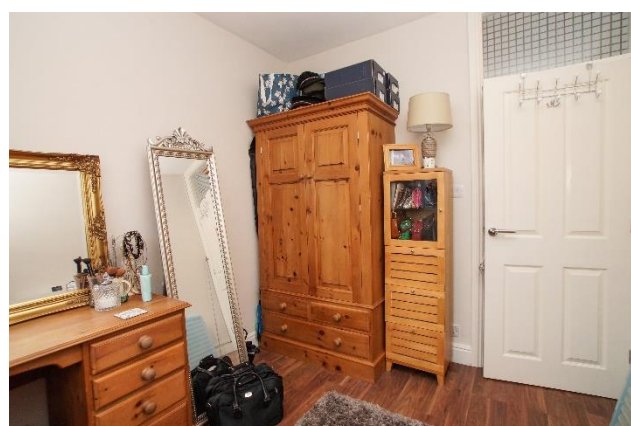
INNER HALL Doors to bedrooms and family bathroom. Feature archway with shelving unit, LED spotlights to ceiling and loft access.

BEDROOM 1 (13'4 x 9'10) UPVC double glazed window to the front elevation, wall mounted digital controlled electric heater, laminate flooring and some mirror fronted fitted wardrobes.



BEDROOM 1

BEDROOM 2 (9'8 x 8'5) UPVC double glazed window to the front elevation, laminate flooring and wall mounted digital controlled electric heater.



BEDROOM 2

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FAMILY BATHROOM A three piece suite comprising of panelled bath with electric shower over, pedestal wash hand basin and low level WC. Part tiled walls, tile effect vinyl flooring and wall mounted digital controlled electric heater. Wooden glazed frosted window to the front elevation and LED light to ceiling.



FAMILY BATHROOM

OUTSIDE To the front of the property is a shared courtyard, allocated parking and full use of the tennis courts. Single garage (within a block of three) with up and over door.



CMMUNAL TENNIS COURT



GARAGE

DIRECTIONS On entering the village of Wreay from Carlisle you will see a church on the right hand side (St Marys Church). Opposite the church are some sandstone gate posts – go through these gates and keep to the left of the tennis courts until you see three garages. There is a path to the right of the garages that take you into the courtyard where No.1 will be located.

TENURE We are informed the tenure is Freehold. A service charge is payable of approx. £120 per annum for the upkeep of the drive and tennis court

COUNCIL TAX We are informed the property is in tax band C

NOTE These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cumbrian Properties has the authority to make or give any representation or warranty in relation to the property. All electrical appliances mentioned in these details have not been tested and therefore cannot be guaranteed to be in working order.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	55	
(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	