

Cumbrian Properties

Meadows End, Bothel



Price Region **£385,000**

EPC-F

Beautifully presented detached property | Stunning views
1 reception room | 4 double bedrooms | 2 bathrooms
Large conservatory | Gardens, garage & parking

01228 599940
2 Lonsdale Street, Carlisle CA1 1DB

www.cumbrian-properties.co.uk
properties@cumbrian-properties.co.uk

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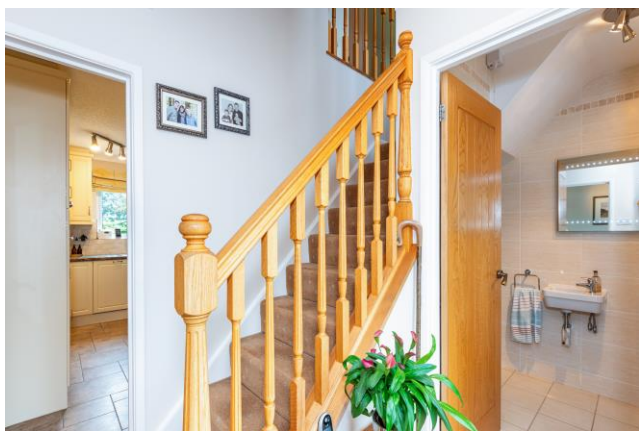
Situated just outside the Lake District National Park this four bedroom, two bathroom, detached property is decorated to a high standard and offers a fantastic spacious family home. Double glazed and oil central heated the property has a large dining lounge with open fire, conservatory overlooking the rear garden, country style dining kitchen with quality Neff appliances, good size separate utility room and a ground floor shower room. To the first floor there is a unique wrap-around landing with access to all four of the double bedrooms along with a four piece modern family bathroom. The property has tons of storage including a fully boarded loft. Externally, to the front of the property, there is a single garage and a tarmac drive providing parking for three vehicles with the potential to extend further into the lawned garden. The rear of the property has a well-established lawned garden with pleasant seating areas and views across the countryside towards Scotland, the coast and Caldbeck fells.

Bothel is a pretty village with its own school, pub and an active community village hall. Just 10 minutes to the amenities of Wigton and Cockermouth and 20 minutes to Keswick in the Lake District.

The accommodation with approximate measurements briefly comprises:

Composite front door into entrance hall.

ENTRANCE HALL Doors to dining lounge, dining kitchen and shower room, staircase to the first floor and coving to the ceiling.



ENTRANCE HALL

DINING LOUNGE (22' x 12' max) Large dining lounge from front to back with dual aspect double glazed windows to the front and side with fantastic views towards Scotland, open fire on a tiled hearth with wooden surround, coving to the ceiling, radiator and double glazed sliding patio doors to the conservatory.



DINING LOUNGE

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CONSERVATORY (13' x 12'7) Double glazed windows and French doors to the rear garden, opaque roof and wood flooring.



CONSERVATORY

SHOWER ROOM (7'8 x 6') Three piece suite comprising shower cubicle, wash hand basin and WC. Fully tiled walls, tiled flooring with underfloor heating, heated towel rail and frosted glazed window.



SHOWER ROOM

DINING KITCHEN (13'8 x 12'9) Fitted kitchen incorporating Neff electric oven and grill and four ring electric hob with extractor hood above, integrated dishwasher, one and a half bowl stainless steel sink unit with mixer tap, under counter lighting, tiled splashbacks, double glazed window overlooking the rear garden, tiled flooring with underfloor heating, radiator, coving to the ceiling and door to utility room.



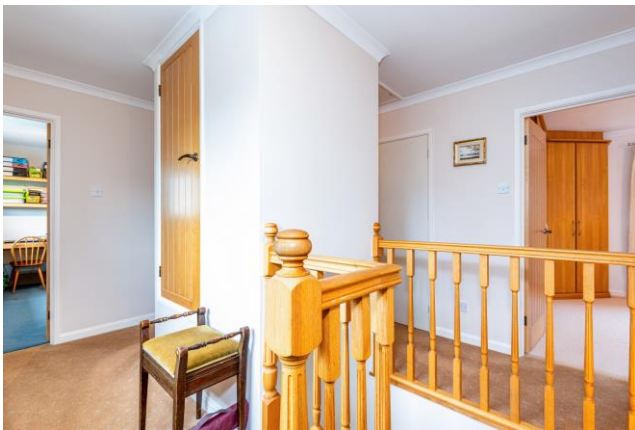
DINING KITCHEN

4/ MEADOWS END, BOTHEL, WIGTON

UTILITY ROOM (8'9 x 8') Plumbing for washing machine, space for tumble dryer, space for fridge and freezer, storage units, central heating boiler, tiled flooring, double glazed window to the rear and UPVC door to the rear garden.

FIRST FLOOR

WRAP-AROUND LANDING Double glazed window to the front, airing cupboard, built-in storage cupboard, radiator and coving to the ceiling. Access via a drop down ladder to the fully boarded and insulated loft with light. Doors to all bedrooms and family bathroom.



LANDING

BEDROOM 1 (14' x 11'5) Double glazed window to the rear with stunning views towards Scotland, the coast and Caldbeck fells. Radiator and coving to the ceiling.



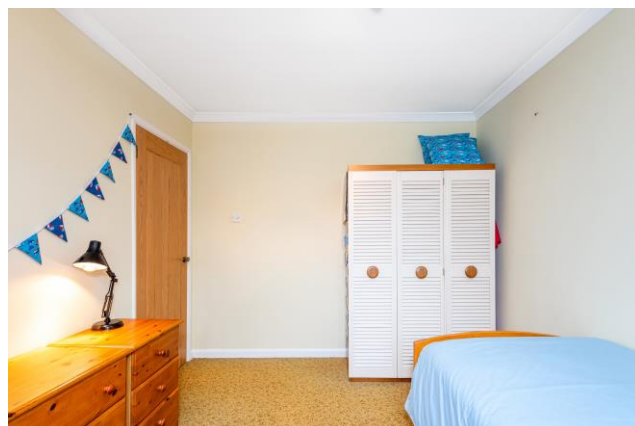
BEDROOM 1

BEDROOM 2 (12'4 to fitted wardrobes x 10') A range of fitted wardrobes, double glazed window to the rear, radiator and coving to the ceiling.



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BEDROOM 3 (11'6 x 9'4) Spacious third bedroom with double glazed window to the front, radiator and coving to the ceiling.



BEDROOM 3

FAMILY BATHROOM (10'3 x 8'5) Four piece suite comprising good size shower cubicle with waterfall showerhead, panelled bath, vanity unit wash hand basin and WC with concealed cistern. Part tiled walls, wood effect flooring, radiator, coving to the ceiling and frosted glazed window.



FAMILY BATHROOM

BEDROOM 4 (11'5 x 8') Generous fourth bedroom/office with double glazed window to the front with radiator below.



BEDROOM 4

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OUTSIDE To the front of the property is a single garage with power supply & insulation and tarmac driveway providing parking for three vehicles with the potential to extend further into the lawned garden. Generous well-established, wrap-around rear garden incorporating mature trees and plants, plenty of pleasant seating areas to relax and enjoy the sun, safe and secure for children and pets. There is also an outside water supply and garden shed.



REAR OF THE PROPERTY



VIEW

TENURE We are informed the tenure is Freehold.

COUNCIL TAX We are informed the property is Tax Band D.

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.

