

# Cumbrian Properties

## Wildside, Mealsgate, Wigton



**Price Region £310,000**

**EPC-E**

Detached bungalow | Countryside views  
2 reception rooms | 4 bedrooms | 2 bathrooms  
Garage & gardens | Potential for separate annexe

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## 2/ WILDSIDE, MEALSGATE, WIGTON

This substantial, four bedroom, two reception room, two bathroom, detached bungalow is situated in an elevated position with fantastic open countryside views, garage, outbuildings and tiered gardens. The spacious property could easily provide a one bedroom, separate annexe to cater for multi-generational occupation. Less than a ten minute drive into the market town of Wigton the double glazed and oil central heated accommodation has open views from every window. Off the spacious entrance hall is an open plan dining lounge and kitchen, sitting room, three bedrooms, three piece bathroom and separate cloakroom. The sitting room leads to a rear hall which gives access to a second kitchen or utility room, bedroom 4 and a four piece modern bathroom. Externally, the property is surrounded by well-established gardens and open views across the countryside with plenty of outbuildings including garage, timber shed and outhouses and driveway parking for several vehicles.

The accommodation with approximate measurements briefly comprises:

**Front door into entrance hall.**

**ENTRANCE HALL** Doors to three bedrooms, bathroom, open plan dining/lounge/kitchen, sitting room and cloakroom. Radiator and loft access.

**CLOAKROOM** Two piece suite comprising WC and wash hand basin with tiled splashbacks.

**OPEN PLAN DINING LOUNGE (20' max x 16' max)** Two double glazed windows overlooking the neighbouring fields, two radiators, pebble effect electric fire and coving to the ceiling.

**KITCHEN AREA** Fitted kitchen incorporating a freestanding electric cooker, space for fridge, tiled splashbacks, sink unit with mixer tap, built-in pantry, coving to the ceiling and door to the rear porch.



OPEN PLAN DINING/LOUNGE/KITCHEN

3/ WILDSIDE, MEALSGATE, WIGTON

**REAR PORCH** UPVC door to the front, double glazed window, wall and base units, and oil boiler.

**BEDROOM 1 (12' x 9')** A range of built-in wardrobes and bedroom furniture, radiator and double glazed window to the rear with views over the garden and neighbouring fields.



BEDROOM 1

**BEDROOM 2 (11'9 x 9')** Radiator and double glazed window to the rear with views over the garden and neighbouring fields.



BEDROOM 2

**BATHROOM (8'5 x 5'4)** Three piece suite comprising shower above panelled bath, WC and wash hand basin. Frosted window, tiled splashbacks and radiator.



BATHROOM

4/ WILDSIDE, MEALSGATE, WIGTON

**BEDROOM 3 (14' x 9')** Double glazed window to the rear with views and radiator.



BEDROOM 3

**SITTING ROOM (17' x 12')** Log burning stove on a tiled hearth, double glazed window to the front, radiator, coving to the ceiling and door to inner hall.



SITTING ROOM

**INNER HALL** Doors to utility/kitchen 2, bathroom 2 and bedroom 4.

**UTILITY/KITCHEN 2 (15'6 x 13' max)** Plumbing for washing machine, one and a half bowl sink with mixer tap, feature exposed stone wall, radiator, double glazed window to the rear and UPVC door to the rear garden.



UTILITY/KITCHEN 2

5/ WILDSIDE, MEALSGATE, WIGTON

**BEDROOM 4 (13' x 10'6)** A range of fitted wardrobes, double glazed window to the front, feature exposed stone wall and radiator.

**BATHROOM 2 (9'3 x 8'4)** Four piece suite comprising walk-in shower cubicle, panelled bath, vanity unit wash hand basin with illuminated mirror above and WC. Frosted window, tiled flooring and radiator.



BEDROOM 4



BATHROOM 2

**OUTSIDE** To the front of the property is a pebbled garden with well-established trees and plants, driveway parking for several vehicles leading up to the **DETACHED GARAGE/WORKSHOP** with power supply, greenhouse with vegetable garden behind, timber shed, external sockets and open views across the countryside. To the rear of the property is a tiered garden with open views across the neighbouring fields, pleasant patio seating area, outside tap, garden shed, log store, oil tank and brick-built outhouse.



GARDENS

6/ WILDSIDE, MEALSGATE, WIGTON

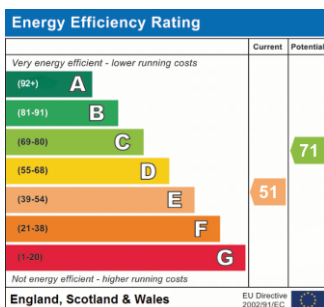


VIEWS

**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.



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