

Cumbrian Properties

Lynberg, Bolton Low Houses



Price Region £245,000

EPC-F

Detached property | Stunning views
2 reception rooms | 3 bedrooms | 1 bathroom
Low maintenance gardens | Garage & parking

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2/ LYNBERG, BOLTON LOW HOUSES, WIGTON

A unique, detached, three bedroom, two reception room country cottage situated just a thirty minute (approx.) drive to Keswick and the Lake District and with easy access to Carlisle, Wigton and Cockermouth. The property is double glazed and LPG gas central heated and briefly comprises entrance porch, entrance hall, lounge with a stunning stone fireplace ideal for a cosy log burner, sitting room with views over the countryside, spacious dining kitchen with a Range style cooker and a good size utility room. To the first floor a quirky layout leads to two double bedrooms, master en-suite cloakroom, single bedroom/study and three piece bathroom. Externally, the property has low maintenance gardens providing pleasant seating areas to enjoy the wonderful views along with off-street parking for two vehicles and a detached garage. The property would suit those looking for a rural property close to the Lake District.

The accommodation with approximate measurements briefly comprises:

UPVC front door into entrance porch.

ENTRANCE PORCH Tiled flooring, step up and glazed door into the entrance hall.

ENTRANCE HALL Staircase to the first floor, doors to lounge and sitting room.

SITTING ROOM (15' max x 10' max) Double glazed window to the front with fantastic views over the countryside, radiator and stove effect electric fire.



SITTING ROOM

LOUNGE (14'5 max x 11' max) Double glazed window to the front with fantastic views over the countryside, stone fireplace with wooden lintel above (potential to house a log burner), radiator, wood effect flooring and door to dining kitchen.



LOUNGE

3/ LYNBERG, BOLTON LOW HOUSES, WIGTON

DINING KITCHEN (16' x 9'4) Fitted kitchen incorporating a Range style cooker with extractor hood above, one and a half bowl sink unit with mixer tap, plumbing for dishwasher, tiled splashbacks, tiled flooring, ceiling spotlights, radiator, built-in storage cupboard, double glazed window and composite stable door to the side, door to utility.

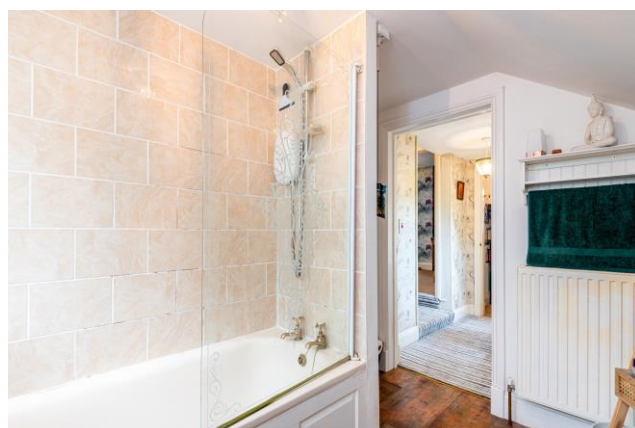
UTILITY (9'4 x 8') Wall and base units, plumbing for washing machine, undermounted Belfast sink with mixer tap, wooden worksurfaces, tiled flooring, double glazed window and radiator.



KITCHEN & UTILITY ROOM

FIRST FLOOR LANDING Double glazed window, doors to bedrooms and bathroom.

BATHROOM (9' max x 6'7 max) Three piece suite comprising shower above panelled bath, wash hand basin and WC. Part tiled walls, built-in eaves storage housing the Worcester boiler, frosted glazed window, wood effect flooring and radiator.



4/ LYNBERG, BOLTON LOW HOUSES, WIGTON

BEDROOM 1 (14'6 max x 11' max) Two double glazed windows, radiator and door to the en-suite cloakroom.



BEDROOM 1

EN-SUITE CLOAKROOM Two piece suite comprising wash hand basin and WC. Double glazed window with radiator below.

BEDROOM 2 (14'5 max x 10' max) Double glazed window with radiator below.



BEDROOM 2

BEDROOM 3 (8' max x 6'5 max) Under eaves storage, double glazed window and radiator.



BEDROOM 3

5/ LYNBERG, BOLTON LOW HOUSES, WIGTON

OUTSIDE Small lawned front garden along with a low maintenance pebbled seating area enjoying stunning views over the countryside. Driveway parking for two vehicles to the rear of the property leading up to the **DETACHED GARAGE**, outside tap and a private tarmac area with log store and storage area for the bottled gas.

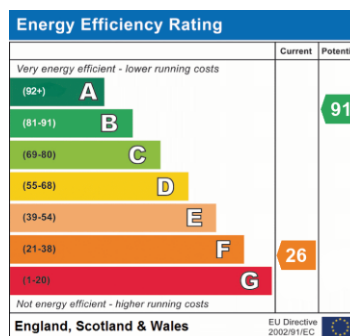


EXTERNAL

TENURE We are informed the tenure is Freehold.

COUNCIL TAX We are informed the property is 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.



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