

PFK

Wreay Hall Lodge, Wreay, Carlisle, Cumbria CA4 0SA

Guide Price £200,000





LOCATION

Wreay is a picturesque rural village around 5 miles to the south of the city of Carlisle which lies on the River Petteril and even has its own community flag. It is well connected for easy access and the M6, A6 and West Coast Main Line railway all skirt the village. With plenty going on in Wreay, you will be pleased to discover a village hall, a 'Good' OFSTED rated C of E Primary School, a popular village pub, The Plough Inn and the beautiful St Mary's Church located next to the lovely village green. The church was designed by Sara Losh in around 1835, and is notable as the earliest known example in Britain of a revival of Lombard architecture, it is a Grade II* listed building and well worth a visit.

PROPERTY DESCRIPTION

Wreay Hall Lodge is an incredible opportunity to acquire a beautiful traditional stone built rural bolt hole, and create something very special, set in a picture perfect location on the outskirts of the flourishing and historic village of Wreay.

This stunning detached building is in need of a full refurbishment, but the potential to have your own glorious little hideaway or holiday home is surely a temptation you will not want to pass on?

The accommodation comprises two reception rooms, a kitchen and bathroom to the ground floor and a bedroom to the first floor. There are stone outbuildings to the rear and a generous wrap around garden. If you are looking for a rewarding renovation project in a superb location then here it is, your search stops here!

GROUND FLOOR

Entrance

The property is accessed via a beautiful hardwood front door leading into the hallway, with loft access hatch, electric radiator and doors leading off to Reception Rooms 1, 2 and the kitchen.

Reception 1

3.93m x 3.35m (12' 11" x 11' 0") Wooden traditional multipaned sliding sash window to the front aspect, loft access hatch and electric radiator.

Reception 2

3.59m x 3.47m (11' 9" x 11' 5") Dual aspect room with wooden traditional multipaned sliding sash windows to the front and side aspects. Exposed sandstone chimney breast with sandstone hearth and multi-fuel stove with built-in storage cupboard in the alcove, electric radiator, loft access hatch, door to staircase leading to first floor.

Kitchen

3.89m x 2.28m (12' 9" x 7' 6") Dual aspect room with double glazed window to the side and rear aspects, free-standing electric cooker with stainless steel extractor over. Fitted with cream base units, laminated worktops, tiled splash-backs, 1.5 bowl stainless steel sink and drainer unit with swan neck mixer tap. Laminate flooring, electric radiator, understairs storage cupboard and door to rear hallway.

Rear Hallway

External door to the rear garden and a door leading into the bathroom

Bathroom

2.27m x 1.81m (7' 5" x 5' 11") Stainless steel electric towel rail, W.C., pedestal wash-hand basin, bath and double glazed window to the rear aspect.

FIRST FLOOR

Bedroom

3.64m x 3.01m (11' 11" x 9' 11") Sliding sash window to the rear aspect, built-in storage cupboard, roofline into the eaves with restricted head height.

EXTERNALLY

Garden and Parking

The property has a fenced garden to the front, side and rear with a row of stone outbuildings to the rear.

ADDITIONAL INFORMATION

Tenure & EPC

Tenure - Freehold

EPC - F

Septic Tank

We have been informed that the property has a septic tank and would advise any prospective purchaser to check it complies with current standards and rules introduced on 1st January 2020.

Referrals and Other Payments

PFK work with preferred providers for 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 PFK will receive a referral fee: Napthens, Bendles LLP, Scott Duff & Co Property Lawyers/Conveyancing Service - completion of sale or purchase - £120 to £180 per transaction; Pollard & Scott/Independent Mortgage Advisors - arrangement of mortgage & other products/insurances - average referral fee earned in 2022 was £260.48; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

SALE DETAILS

Services:

Mains electricity & water; septic tank drainage. Partial double glazing. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band B

Viewing: Through our Carlisle office, 01228 558 666.

Directions: Wreay Hall Lodge can be located with the postcode CA4 0SA and identified by a PFK For Sale board. Alternatively by using What3Words ///drip.romantics.shipwreck





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			100
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		21	
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	