

# Cumbrian Properties

## 7 Burnfoot, Wigton



**Price Region £145,000**

**EPC-F**

Detached house | Off-street parking  
1 reception room | 3 bedrooms | 2 bathrooms  
EV charging point | Low maintenance gardens

01228 599940  
2 Lonsdale Street, Carlisle CA1 1DB

[www.cumbrian-properties.co.uk](http://www.cumbrian-properties.co.uk)  
[properties@cumbrian-properties.co.uk](mailto:properties@cumbrian-properties.co.uk)



## 2/ 7 BURNFOOT, WIGTON

This two/three bedroom, two bathroom detached property dates back to 1679 and is bursting with characterful original features. The unique property has low maintenance gardens, plenty of off road parking and EV charging point. In need of modernisation as reflected in the price, there is an abundance of period charm throughout. Comprising of dining kitchen, lounge with multi fuel stove and wooden staircase to the first floor, study and ground floor bathroom. To the first floor there are two double bedrooms, dressing room/bedroom 3 and a shower room. Externally there is a small low maintenance garden and parking for 2-3 vehicles along with an EV charging point. Located within a 5 minute walk of the shops and amenities of Wigton, this is a fantastic investment opportunity for resale, holiday cottage or first time buyers.

The accommodation with approximate measurements briefly comprises:

Entry through front door into the lounge.

**LOUNGE (21' max x 12'7 max)** Original fireplace housing a multi fuel stove, radiator, wooden flooring, beamed ceiling, two double glazed windows, built-in storage, staircase to the first floor and original doors to the kitchen and office.



LOUNGE



**OFFICE (9' x 7')** Double glazed window to the front, single glazed window to the rear, radiator, wood flooring, beamed ceiling and door to the ground floor bathroom.



OFFICE



BATHROOM

**BATHROOM (7'3 x 5')** Three piece suite comprising corner bath with jet spa, wash hand basin and WC. Beamed ceiling, frosted glazed window, single glazed window, radiator and wood flooring.

3/ 7 BURNFOOT, WIGTON

**KITCHEN (14'4 max x 13'3 max)** Fitted kitchen incorporating electric oven and four burner hob, 1.5 bowl sink unit with mixer tap, plumbing for washing machine and space for tumble dryer. Beamed ceiling with spotlights, original wood flooring, two double glazed windows, radiator, combi boiler and door to the side.



KITCHEN

**FIRST FLOOR LANDING** Vaulted ceiling with original beams, double glazed window, radiator and original wood flooring. Doors to bathroom and bedrooms 1 and 2.

**BEDROOM 1 (13'8 x 13')** Original decorative fireplace, two double glazed windows to the front, beamed ceiling, built-in storage, radiator and original wood flooring.



BEDROOM 1

**SHOWER ROOM (8' x 4'5)** Three piece suite comprising walk-in shower cubicle, wash hand basin and WC. Beamed ceiling, original wood flooring, double glazed Velux window and radiator.



SHOWER ROOM



4/ 7 BURNFOOT, WIGTON

**BEDROOM 2 (13' max x 12'7 max)** Beamed ceiling, double glazed window, radiator, original wood flooring and door leading to bedroom 3.



BEDROOM 2

**DRESSING ROOM/BEDROOM 3 (11'7 x 8'3)** Original decorative fireplace, beamed ceiling, double glazed Velux window, single glazed window to the rear, double glazed window to the front, radiator and original wood flooring.



DRESSING ROOM/BEDROOM 3

**OUTSIDE** To the front of the property is a low maintenance garden and driveway providing off-street parking for 2-3 vehicles, EV charging point and gated access to the rear garden. To the rear is a small garden laid to bark with a stream running through.



GARDEN

5/ 7 BURNFOOT, WIGTON



FRONT OF THE PROPERTY

**TENURE** To be confirmed by the vendor.

**COUNCIL TAX** To be confirmed by the vendor.

**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.

