

# Cumbrian Properties

## Blanchland, Wreay



**Price Region £360,000**

**EPC-E**

Detached bungalow | Popular rural location  
1 reception room | 4 bedrooms | 1 bathroom  
Gardens, parking & garage | Stunning countryside views

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## 2/ BLANCHLAND, WREAY

This exceptional four bedroom detached bungalow is situated on a generous corner plot with 360° panoramic views over the rolling countryside. With stunning views from every room, the double glazed and oil central heated accommodation has a spacious entrance hall leading to a 23' lounge with cosy log burning stove and beamed ceiling, country style dining kitchen with integrated appliances and French doors leading to the conservatory which can be used as a practical main entrance being located just off the drive. There is also a utility room/storage area and a handy cloakroom. There are three double bedrooms with fitted storage to the master, a single bedroom with fitted wardrobes and a light and airy three piece bathroom with velux window. Externally there couldn't be a better place to relax and enjoy the outdoors than in the beautifully maintained lawned gardens with mature trees and fantastic views. Plenty of parking for all the family with a driveway holding 3 to 4 vehicles and a detached garage with power supply. This is a truly unique property with an abundance of space both inside and out catering for families or those looking for ground floor living. Situated in a rural location but only 10 minutes to the amenities of Carlisle or Dalston, 20 minutes to Penrith and easy access to J42 of the M6. The property is in catchment for popular village primary schools including Stoneraise, Ivegill and Wreay.

The accommodation with approximate measurements briefly comprises:

Entry via UPVC door into a spacious entrance hall

**ENTRANCE HALL** Two radiators, loft access and doors to lounge, bedrooms and bathroom.



ENTRANCE HALL

**LOUNGE (23' x 13')** Three double glazed windows all with fantastic views over the countryside, a log burning stove set on a tiled hearth with wooden lintel above, wood beam to ceiling, coving, two radiators and sliding glazed doors leading into the dining kitchen.



LOUNGE



### 3/ BLANCHLAND, WREAY

**DINING KITCHEN (15'3 max x 15' max)** Fitted kitchen incorporating an electric oven and four burner hob with extractor hood above, integrated fridge, space for freezer, stainless steel sink with mixer tap, tiled splashbacks and under counter lighting. Radiator, tiled flooring, double glazed French doors leading into the conservatory, two double glazed windows – both with views over the countryside and door to the rear hall/utility.



DINING KITCHEN

**REAR HALL/UTILITY** Plumbing and space for washing machine and tumble dryer, oil boiler, wall and base storage units, tiled flooring, door to cloakroom and UPVC door leading into the conservatory.

**CLOAKROOM** Two piece suite comprising of wash hand basin and WC. Tiled flooring and double glazed frosted window.

**CONSERVATORY (15'4 x 8')** Double glazed windows to the front and side elevations, perspex roof, tiled flooring and UPVC double glazed door to the patio.





#### 4/ BLANCHLAND, WREAY

**BEDROOM 1 (11' x 11' to fitted wardrobes)** A range of fitted wardrobes, radiator and double glazed window to the front with views over the front garden and the rolling countryside.



BEDROOM 1

**BEDROOM 2 (11' x 10'8)** Radiator and double glazed window to the front with views over the front garden and the rolling countryside.



BEDROOM 2

**BEDROOM 3 (11'6 x 10'7)** Double glazed window to the rear and radiator.



BEDROOM 3



5/ BLANCHLAND, WREAY

**BEDROOM 4 (9'3 x 8')** A range of fitted wardrobes, radiator and double glazed window to the rear.



BEDROOM 4

**BATHROOM (6'7 x 5'8)** Three piece suite comprising of shower over panelled bath, wash hand basin and WC. Part tiled walls, velux double glazed window, tile effect flooring and radiator.



BATHROOM

**OUTSIDE** To the front of the property there is a generous lawned garden with mature trees and floral borders and pathway leading to the rear of the property where there is driveway parking for up to four vehicles along with a single detached garage with power supply. Further lawned garden with mature trees and shrubs, log store and oil tank.



GARDENS



6/ BLANCHLAND, WREAY



GARDENS, DRIVE AND GARAGE



VIEWS

**TENURE** We are informed the tenure is Freehold

**COUNCIL TAX** We are informed the property is in tax band D

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