

Cumbrian Properties

Latrigg, Blencogo



Price Region £350,000

EPC-D

Detached bungalow | Countryside views
1 reception room | 3 double bedrooms | 1 bathroom
Garage, parking & gardens | Rural location | No onward chain

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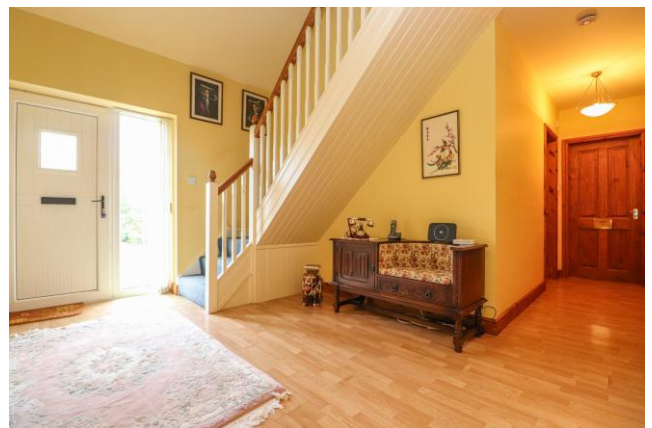
2/ LATRIGG, BLENCOGO, WIGTON

An exceptional, three double bedroom, detached bungalow with rural views and generous living space situated in the rural village of Blencogo. The property is double glazed and oil central heated and briefly comprises a welcoming entrance hall with fitted storage, good size lounge with open fire and French doors to the rear garden, 33' dining kitchen with a separate spacious utility room with enough space to be converted to a second reception room, cloakroom, ground floor double bedroom and three piece bathroom. To the first floor there is a mezzanine landing/study area and two double bedrooms – both with fitted wardrobes and countryside views, and an en-suite cloakroom to the master. Externally, there are lawned gardens to the front and side whilst to the rear is a low maintenance gravelled garden providing plenty of off-street parking, double garage and lovely countryside views over the open aspect. Situated on an elevated position in the heart of the village of Blencogo, just a ten minute drive to Aspatria and Silloth, the property is sold with no onward chain and would make a fantastic family home.

The accommodation with approximate measurements briefly comprises:

UPVC front door into entrance hall.

ENTRANCE HALL Doors to lounge, dining kitchen, ground floor bedroom and bathroom. Built-in cloaks cupboard, staircase to the first floor and wood effect flooring.



ENTRANCE HALL

LOUNGE (24'3 x 15' max) Brick fireplace housing an open fire with wooden lintel above, two double glazed windows, double glazed French doors to the rear garden, beamed ceiling and wood effect flooring.



LOUNGE

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DINING KITCHEN (33' x 15'4 max)

KITCHEN AREA Fitted kitchen incorporating solid wood wall and base units, Range style cooker with five ring electric hob and extractor hood above, Belfast sink with mixer tap, plumbing for dishwasher, tiled flooring, beamed ceiling, double glazed window to the side and door to utility room.

DINING AREA Double glazed French doors to the rear garden, beamed ceiling and wood effect flooring.



DINING KITCHEN

UTILITY ROOM (19'4 x 18'3) Plumbing for washing machine, space for tumble dryer, solid wood storage units, Belfast sink, three double glazed windows and UPVC door to the rear garden, radiator, cupboard housing the boiler and water cylinder, and door to the cloakroom.



UTILITY ROOM

CLOAKROOM WC, fully tiled walls and frosted glazed window.

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GROUND FLOOR BEDROOM (12'9 x 12'9) Double glazed window to the front.



GROUND FLOOR BEDROOM

BATHROOM (9'7 max x 9' max) Three piece suite comprising shower above panelled walk-in bath, wash hand basin and heightened WC. Fully boarded walls, panelled ceiling with spotlights, tiled flooring and frosted glazed window.



BATHROOM

FIRST FLOOR

MEZZANINE LANDING Spacious landing with two Velux windows, radiator, eaves storage and beamed ceiling. Doors to bedrooms 1 and 2.



LANDING

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BEDROOM 1 (23' max x 17' max to under eaves) A range of fitted wardrobes, two double glazed Velux windows, double glazed window to the side, fitted cloaks cupboard, under eaves storage, radiator and door to the en-suite cloakroom.

EN-SUITE CLOAKROOM Two piece suite comprising vanity unit wash hand basin and WC. Fully tiled walls, tile effect flooring, Velux window and radiator.



BEDROOM 1

BEDROOM 2 (15'5 max to under eaves x 15') Double glazed window to the side, two double glazed Velux windows, fitted wardrobes, eaves storage and radiator.



BEDROOM 2

OUTSIDE To the front and side of the property is a lawned garden and the oil tank. To the rear of the property is a low maintenance gravelled garden with patio seating areas where you can enjoy the open views over the countryside. There is also a detached garage with electric doors and a gravelled driveway providing parking for several vehicles.



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REAR GARDEN & DRIVE

TENURE We are informed the tenure is Freehold.

COUNCIL TAX We are informed the property is Tax Band E.

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.

