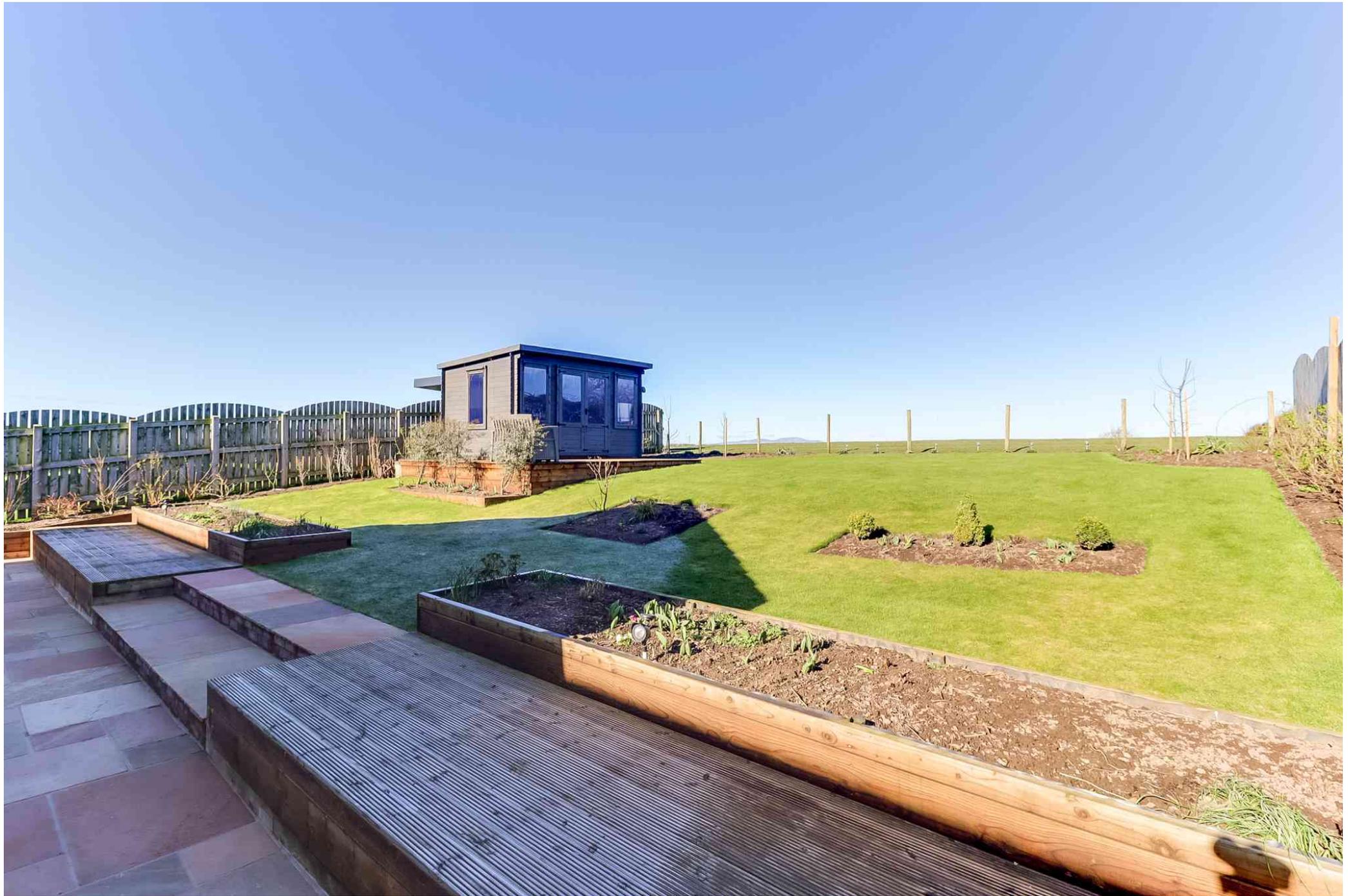


# PFK

Greenlea, Blencogo, Wigton, Cumbria CA7 0BZ

Guide Price: £365,000





## LOCATION

Blencogo is a small farming village which lies just off the A596 between Wigton and Aspatria in north west Cumbria. It is a quiet residential village with a good quality of housing and the Solway coast and Lake District National Park both within 8 miles.

## PROPERTY DESCRIPTION

Greenlea is an exceptionally well presented three bedroom detached bungalow, built to an exacting standard by Lattimer Homes and enjoying a large plot with superb rear garden.

The accommodation is immaculate, tastefully decorated and styled, with a wide variety of high end appliances and design choices creating a welcoming and calm feeling throughout the property. Comprising lounge with French doors to the garden, beautiful open plan living-dining-kitchen with island unit and integral appliances, space for a 10 person dining table, multi fuel stove and bi-fold doors to the garden, utility room, principal bedroom with ensuite shower room, second double bedroom with direct access to the four piece bathroom, and a third double bedroom.

Externally there is a lawned front garden, block paved driveway for two cars, substantial integral single garage, and a superb rear garden with patio, decked and lawned areas, and a summer house - with far reaching views over open countryside towards Scotland.

## ACCOMMODATION

### Entrance Hall

Accessed via part glazed composite front door with glazed side panels. With high ceiling and decorative coving, spotlighting, oak doors leading to all rooms and to two built in storage cupboards, loft access hatch and Karndean flooring.

### Bedroom 1

2.92m x 4.40m (9' 7" x 14' 5") Light and airy, front aspect double bedroom with high ceiling and decorative coving, TV point and Karndean flooring.

### Ensuite Shower Room

Fitted with three piece suite comprising walk in shower cubicle with mains shower, WC and wash hand basin. Part tiled walls, vertical heated chrome towel rail, spotlighting and Karndean flooring.

### Bedroom 2

3.97m x 3.64m (13' 0" x 11' 11") A side aspect double bedroom with high ceiling and decorative coving, TV point, Karndean flooring and oak door giving access to the bathroom.

### Bathroom

2.23m x 3.17m (7' 4" x 10' 5") Fitted with four piece suite comprising corner quadrant shower cubicle with mains shower, drench shower head and additional hand held attachment, bath, wash hand basin in high gloss vanity unit and WC. Wall mounted, mirror fronted medicine cabinet, part tiled walls, vertical heated chrome towel rail, Karndean flooring and obscured side aspect window.

This room acts as a Jack and Jill ensuite to the second bedroom but is also the main family bathroom with an oak door leading out into the hallway.

### Bedroom 3

3.63m x 4.32m (11' 11" x 14' 2") Front aspect double bedroom with high ceiling and decorative coving, TV point and Karndean flooring.

### Open Plan Living/Dining/Kitchen Area

6.95m x 5.51m (22' 10" x 18' 1") (max measurements) Split into two distinct zones, with Karndean flooring throughout, the kitchen area is fitted with a range of wall and base units in a combination light and dark grey shaker style finish, with complementary grey granite effect work surfacing and splashbacks incorporating 1.5 bowl stainless steel sink and drainer unit with mixer tap. Integrated appliances including four burner, countertop mounted AEG ceramic hob with pull out extractor fan over, eye level electric double oven and grill, dishwasher, fridge and freezer. Built in larder cupboards, matching island unit with built in storage cupboards and drawers, dining space for two.

The living/dining area has decorative coving and spotlighting, bifold doors giving access to the rear garden, 4.5kw multifuel stove, space for three seater sofa, TV point and space for a six to eight person dining table.

### Living Room

4.09m x 3.94m (13' 5" x 12' 11") A rear aspect reception room with French doors giving access to the garden. Decorative coving, TV point and Karndean flooring.

### Utility Room

2.72m x 2.99m (8' 11" x 9' 10") A dual aspect room with UPVC French doors giving access to the rear garden and further UPVC door leading to the side of the property. Built in storage cupboards, wall and base units with matching work surfacing to the kitchen, point for freestanding fridge freezer, Karndean flooring and oak door to the integral garage.

## EXTERNALLY

### Gardens and Parking

To the front of the property, there is tarmac driveway parking for two to three cars with sandstone block paving and lawned front garden. Gated access to the right hand side leads to the substantial rear garden, laid mainly to lawn with sandstone patio, raised decked and decorative chipped areas and a variety of trees, shrubbery and borders. The property benefits from a summer house with further raised decked area, external power points and water tap and enjoys far reaching views over open countryside towards the Galloway hills of Scotland.

### Garage

A substantial single garage with electric up and over door, power, lighting and water tap.

## ADDITIONAL INFORMATION

### Tenure & EPC

The tenure is freehold.  
The EPC rating is B.

## Referral & 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; - Mitchells Co Ltd - £50 per property contents referral successfully processed (worth £300 or more) plus 5% introduction commission on the hammer price of any goods sold from that referral. All figures quoted are inclusive of VAT.

## SALE DETAILS

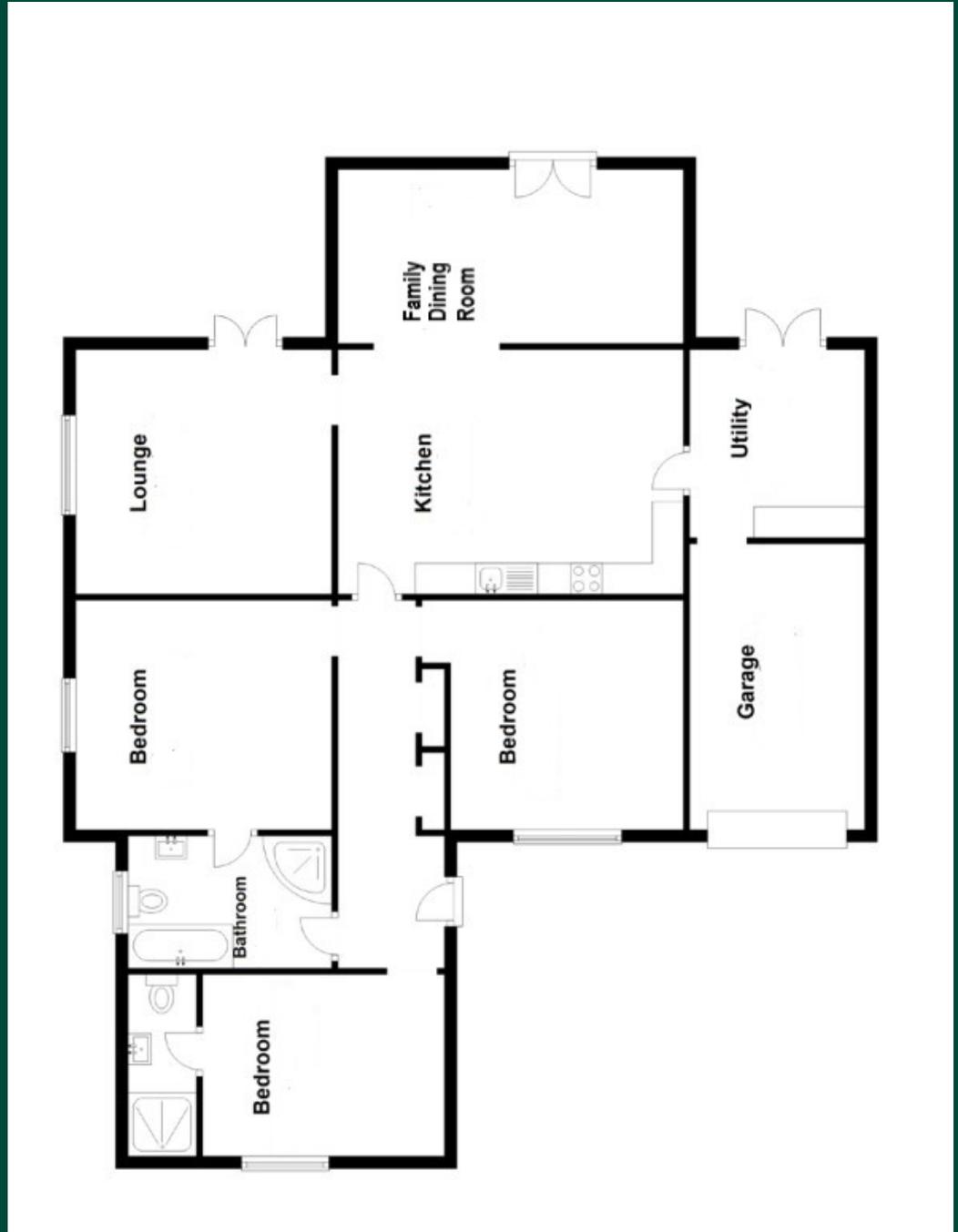
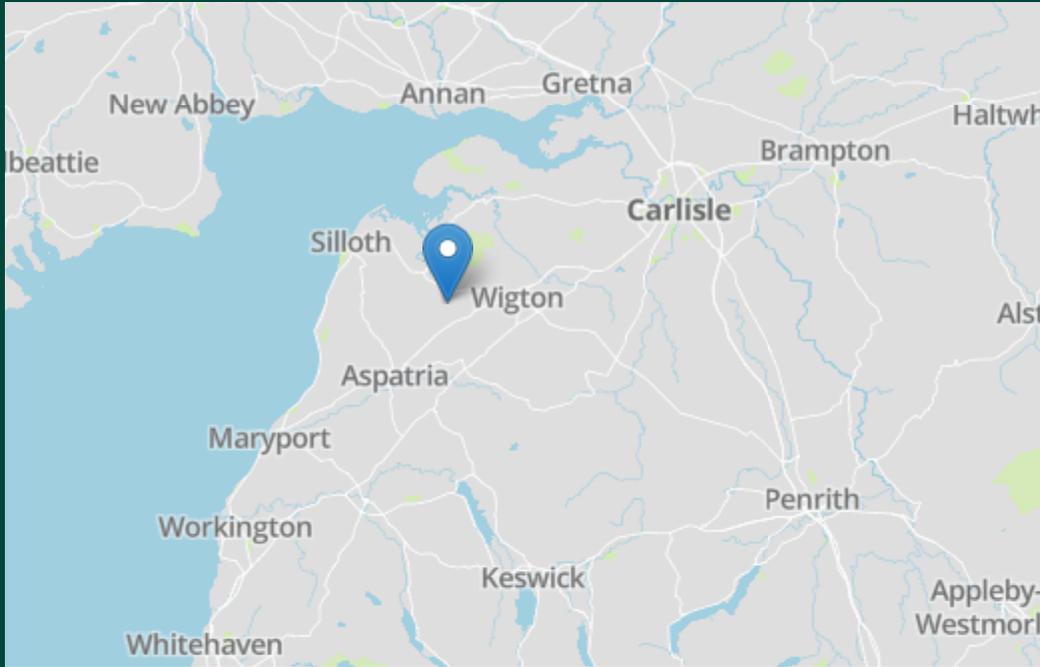
Mains electricity, water and drainage. Double glazing installed throughout with an air source heat pump providing underfloor heating and hot water to the property. Telephone line installed subject to BT regulations. Please note - the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band D

Viewing: Through our Cockermouth office, 01900 826205.

Directions: Take the A596 in the direction of Carlisle, passing through Aspatria. After approximately 4 miles, take the left hand turn signposted 'Blencogo, Abbeytown, Silloth'. Follow the road into Blencogo, taking the left hand turn at the junction and the property can be found on the right hand side.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		93
(81-91)	<b>B</b>	84	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	