

# Cumbrian Properties

## Nampara, Newton Arlosh, Wigton



**Price Region £295,000**

**EPC-D**

Detached bungalow | Rural location  
1 reception room | 3 bedrooms | Wet room  
Generous gardens & driveway parking | Garage/workshop

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## 2/ NAMPARA, NEWTON ARLOSH, WIGTON

This spacious, three bedroom, detached bungalow, situated in the beautiful rural location of Newton Arlosh an Area of Outstanding Natural Beauty, offers extensive gardens, lots of parking, garage and outbuildings. Double glazed and oil central heated, the property does require some modernisation, as reflected in the price, and briefly comprises entrance porch, entrance hall with lots of fitted storage, lounge with open fireplace and good size kitchen leading to a dining area with French doors to the generous rear garden. Two double bedrooms, single bedroom/study and a wet room. To the front the property has a well-established lawned garden and off-street parking for several vehicles. To the rear there is a good size lawned garden providing the potential for extensions/conservatories or to use the green space for allotments. There is also a summer house, greenhouse, feature pond, garage and workshop. The property would suit those looking for single story rural living but would equally provide a spacious family home.

Newton Arlosh has a great community vibe with its own pub, church and village hall and within easy access to popular primary and secondary schools in Kirkbride, Abbeystown and Wigton.

The accommodation with approximate measurements briefly comprises:

**Sliding patio doors into the entrance porch.**

**ENTRANCE PORCH** Tiled flooring, panelled ceiling and glazed door to the entrance hall.

**ENTRANCE HALL** Doors to lounge, kitchen, all bedrooms and wet room. Two fitted storage cupboards, wood effect flooring, radiator, loft access and coving to the ceiling.

**LOUNGE (14'6 x 14' max)** Open fire with tiled hearth and marble effect surround, double glazed window to the front, radiator and coving to the ceiling.



LOUNGE

**KITCHEN (16' x 10)** Fitted kitchen incorporating an electric oven and four ring hob with extractor hood above, plumbing for washing machine and dishwasher, cupboard housing the fridge freezer, built-in storage cupboard housing the oil boiler, one and a half bowl sink unit with mixer tap. Tiled flooring, panelled ceiling, double glazed window and double glazed door to the rear garden and opening to the dining area.

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KITCHEN

**DINING AREA (10' x 9'4)** Double glazed French doors to the rear garden, radiator and coving to the ceiling.



DINING AREA

**BEDROOM 1 (14' x 10')** Double glazed window to the front with views over the park and fields, radiator and coving to the ceiling.

**BEDROOM 2 (14' x 10')** Double glazed window overlooking the rear garden, radiator, wood effect flooring and coving to the ceiling.



BEDROOM 1



BEDROOM 2

**BEDROOM 3 (10' max x 9' max)** Double glazed window to the front, radiator and coving to the ceiling.

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BEDROOM 3

**WET ROOM (10' max x 8' max)** Three piece suite comprising walk-in shower, WC and wash hand basin. Double glazed frosted window, boarded walls, panelled ceiling and radiator.



WET ROOM

**OUTSIDE** Lawned front garden with mature trees and shrubs and a driveway providing off-street parking for several vehicles. To the rear of the property is a generous garden incorporating lawns, garage/workshop, summer house, pergola, patio seating, greenhouse, pond and outside tap.



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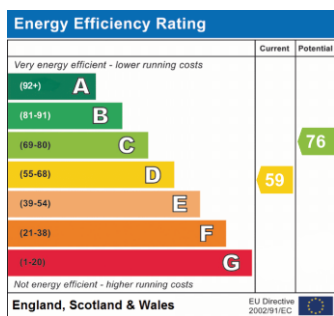


GARDENS

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

**COUNCIL TAX** We are informed the property is Tax Band D.

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