

Cumbrian Properties

An Teallach, Kirkland Farm, Wigton



Price Region £295,000

EPC-D

Barn conversion | Countryside views
1 reception room | 3 bedrooms | 2 bathrooms
Study | Gardens & parking

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2/ AN TEALLACH, KIRKLAND FARM, WIGTON

This three bedroom, two bathroom, semi-detached barn conversion has spectacular views over the countryside along with generous gardens and off-street parking. Located in a quiet rural location, less than a five minute drive into the market town of Wigton the property is bursting with character and briefly comprises spacious entrance hall, lounge with stove effect fire, a light and airy generous dining kitchen with island unit and stable door to the rear garden, study and cloakroom. To the first floor there are three bedrooms, master en-suite shower room and a modern three piece family shower room. Externally, there are well-maintained gardens to the rear of the property providing a perfect space to relax and enjoy the outdoors. To the front of the property there is off-street parking for two vehicles. Situated within close proximity to primary and secondary schools and the amenities of Wigton, with pleasant countryside walks on your doorstep the property would suit couples and families alike.

The accommodation with approximate measurements briefly comprises:

Front door into a spacious entrance hall.

ENTRANCE HALL Doors to dining kitchen, lounge, study and cloakroom. Staircase to the first floor, understairs storage, wood effect flooring and radiator.

LOUNGE (14' max x 13') Stone fireplace housing a stove effect gas fire with wooden lintel above, two double glazed windows overlooking the front garden, wood effect flooring and radiator.



LOUNGE

STUDY (8' x 7') Double glazed window to the rear, wood effect flooring and radiator.



STUDY

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CLOAKROOM Two piece suite comprising wash hand basin and WC. Wood effect flooring.

DINING KITCHEN (20'6 x 14'8) Fitted kitchen incorporating kitchen island with sink unit, mixer tap and integrated dishwasher. Electric oven with four ring gas hob and extractor hood above, wood effect worksurfaces, plumbing for washing machine, radiator, wood flooring, brick effect tiled splashbacks, a wall of double glazed windows to the side and stable door to the rear garden.



DINING KITCHEN

FIRST FLOOR

LANDING Doors to bedrooms and family shower room, built-in storage cupboard, feature exposed stone walls, beamed ceiling, double glazed window and radiator.

BEDROOM 1 (15'6 x 13') Feature exposed stone walls, vaulted beamed ceiling, two double glazed windows with fantastic views over the countryside, radiator and door to the en-suite shower room.

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BEDROOM 1



EN-SUITE SHOWER ROOM (7'3 x 6') Three piece suite comprising shower cubicle, vanity unit wash hand basin and WC. Part tiled walls, ceiling spotlights, beamed ceiling, Velux window and heated towel rail.



EN-SUITE SHOWER ROOM

BEDROOM 2 (14' max x 11' 8 max) Vaulted beamed ceiling, feature exposed stone wall, radiator, ceiling spotlights and double glazed window to the front with countryside views.



BEDROOM 2



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BEDROOM 3 (14' x 10'9 max) Vaulted beamed ceiling, double glazed window to the rear, ceiling spotlights and radiator.

FAMILY SHOWER ROOM (8'8 x 7'3) Three piece suite comprising walk-in shower cubicle, vanity unit wash hand basin and WC with concealed cistern. Beamed ceiling with spotlights and Velux window, tiled splashbacks, tile effect flooring and heated towel rail.



BEDROOM 3



FAMILY SHOWER ROOM

OUTSIDE To the front of the property is a gravelled driveway providing off-street parking for two vehicles. To the rear of the property is a generous, secure, lawned garden providing a perfect space to relax and enjoy the outdoors with garden shed, outside water supply and a gravelled pathway providing pedestrian access to the front of the property.



FRONT OF THE PROPERTY



REAR OF THE PROPERTY

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VIEW

TENURE We are informed the tenure is Freehold.

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

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.

