

# PFK

Westfield, Bothel, Wigton, Cumbria CA7 2HU

Guide Price: £365,000





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## LOCATION

Bothel is a village situated on the edge of the Lake District National Park, with easy access to the towns of Keswick and Cockermouth, and to the border city of Carlisle, making this a fantastic commuter location. Within the village, there is a local primary school, active village hall, highly regarded pub, and excellent transport links to the local secondary schools at Cockermouth, Keswick, and Wigton.

## PROPERTY DESCRIPTION

Welcome to Westfield, a beautifully presented and highly versatile four bed detached home, offering generous and expansive living spaces perfect for family living.

This home enjoys a bright and airy ambiance with contemporary, neutral decor throughout and accommodation briefly comprising spacious lounge with open fire and access out to the rear, a generous family room with French doors out to the attractive garden, modern breakfasting kitchen, utility room and cloakroom/WC to the ground floor. To the first floor, there are four good sized bedrooms, all with fitted bedroom furniture and one with ensuite shower room, and a three piece family bathroom. Externally, the property lies on a generous and beautifully maintained plot with offroad parking for four to five cars, integral garage, EV charging point, and large wraparound, private gardens with generous lawn, mature borders and a delightful Indian sandstone patio seating area.

A significant advantage of this property sale is that Westfield has no onward buying chain, which is uncommon for a property of this calibre. Don't miss out on this great opportunity—call us today to arrange a viewing.

## ACCOMMODATION

### Entrance Hall

Accessed via UPVC front door with glazed side panels. With stairs to the first floor and doors to the ground floor rooms.

### Cloakroom/WC

1.8m x 1.1m (5' 11" x 3' 7") Fitted with wash hand basin set on vanity unit and WC, tiled walls and flooring, small understairs storage cupboard, cloaks area, and obscured front aspect window.

### Living Room

3.6m x 6.7m (11' 10" x 22' 0") A bright dual aspect reception room with a large window overlooking the front garden and sliding doors out to the rear patio area. Decorative coving and open fire in a wood surround with marble hearth and backplate.

### Family Room

4.7m x 5.5m (15' 5" x 18' 1") Completed by the current owners, this generous and bright room is glazed to three sides with laminate flooring, inset ceiling spotlights and French doors leading out to the patio area to the side. A versatile space that could be used as a second reception room/formal dining room/playroom or for a variety of purposes.

### Kitchen

3.9m x 4.3m (12' 10" x 14' 1") Fitted with a good range of modern wall and base units in a light wood effect finish, with complementary marble effect work surfacing and upstands, incorporating 1.5 bowl stainless steel sink and drainer unit with mixer tap. Integrated appliances including dishwasher, fridge freezer and electric oven with hob and extractor over, matching central island unit with breakfast bar seating for four. Inset ceiling spotlights, tile effect flooring and rear aspect window enjoying views over open countryside.

### Utility Room

2.6m x 2.3m (8' 6" x 7' 7") Fitted with wall and base units similar to the kitchen with the same complementary work surfacing, plumbing and space for washing machine and tumble dryer, Belfast sink and floor mounted central heating boiler. Part tiled walls and tiled flooring, door to the integral garage, rear aspect window and part glazed UPVC door out to the rear.

## FIRST FLOOR

### Landing

With loft access hatch, front aspect window and doors to the first floor rooms.

## Principal Bedroom

2.7m x 4.8m (8' 10" x 15' 9") A spacious front aspect double bedroom with a good range of fitted bedroom furniture, with two mirror fronted doors providing concealed access into the ensuite.

## Ensuite Shower Room

2.6m x 1.6m (8' 6" x 5' 3") Fitted with a three piece suite comprising tiled shower cubicle with mains shower, WC and wash hand basin set on a vanity unit. Wall mounted cupboard with mirror fronted doors, tiled walls and flooring, vertical heated towel rail and inset ceiling spotlights.

## Bedroom 2

3.7m x 3.0m (12' 2" x 9' 10") A front aspect double bedroom with fitted wardrobes and vanity unit/desk.

## Bedroom 3

3.7m x 3.5m (12' 2" x 11' 6") A rear aspect double bedroom enjoying views over open countryside. With a range of fitted bedroom furniture.

## Bedroom 4

3.8m x 2.4m (12' 6" x 7' 10") A rear aspect, large single bedroom enjoying views over open countryside and fields. With a range of fitted wardrobes and vanity unit/desk.

## Family Bathroom

2.8m x 1.7m (9' 2" x 5' 7") Fitted with a three piece suite comprising bath with electric shower over, wash hand basin and WC. Wall mounted cupboard with mirror fronted doors, vertical heated towel rail, further storage cupboard, tiled walls and flooring.

## EXTERNALLY

### Gardens and Parking

To the front of the property, there is offroad parking for four to five cars on the paved driveway leading to the garage and benefitting from an EV charging point. The property enjoys attractive gardens, enclosed by beautifully manicured hedging with floral and perennial borders, mature shrubs and trees. A generous lawned area lies to the front which leads around to a large Indian sandstone slabbed and chipped patio to the side, with garden shed, stone oven and providing the perfect place for outdoor dining and entertaining. A paved area which houses the oil tank, lies to the rear and enjoys lovely views over open fields and countryside.

### Garage

2.7m x 4.7m (8' 10" x 15' 5") The garage is currently used for storage and is fully insulated, with electric up and over door, power, lighting and side aspect window.

## ADDITIONAL INFORMATION

### Tenure & EPC

The tenure is freehold.  
The EPC rating is E.

## 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 LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances - average referral fee earned in 2023 was £222.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

## SALE DETAILS

Mains electricity, water and drainage. Oil fired central heating and double glazing installed throughout. Telephone and broadband connections installed subject to BT regulations. Please note the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band E

Viewing: Through our Cokermonth office, 01900 826205.

Directions: The property can be easily found in the village and identified by a PFK For Sale Board, alternatively, by using what3words location [///waxer.justifies.survey](https://www.what3words.com/location/what3words.justifies.survey)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		74
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	46	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			

**Approximate total area<sup>(1)</sup>**

1715.23 ft<sup>2</sup>  
159.35 m<sup>2</sup>

Floor 0

Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate and should be used for plan only for illustrative purposes only.

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