



## The Island

Anthorn, Wigton, CA7 5AN

£995 Per Calendar Month  
£1148 Deposit



- Unfurnished, Detached Family Home
- Beautiful Dining Kitchen with Breakfast Bar
- Three Bedroom with Master En-Suite
- Off Road Parking & Garage
- Oil Central Heating & Double Glazing

- Well Presented Accommodation
- Large Living Room with Patio Doors
- Family Bathroom
- Gardens to the Front and Rear
- EPC - D

# The Island

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£995 Per Calendar Month plus £1148 Deposit



This detached family home is offered on an unfurnished basis and having been recently upgraded, the property is very well presented throughout and offers exceptional space for living and entertaining. Situated on an excellent plot, with an open outlook to the front and views towards the Solway Coast, the property boasts an exceptional dining kitchen with breakfast bar seating area and integrated appliances whilst upstairs you have three great sized bedrooms including a contemporary master en-suite and family bathroom. Don't miss this opportunity to make this wonderful house, your home.

Pets Allowed, No Smokers.

The accommodation, which has oil-fired central heating and double glazing, briefly comprises: hallway, living room, dining kitchen and WC/cloakroom to the ground floor with a landing, three bedrooms, master en-suite and bathroom on the first floor. Externally the property has front and rear gardens, off road parking and garage. EPC - D and Council Tax Band - D.

## HALLWAY

Entrance door from the front with internal doors to the living room, dining kitchen and WC/cloakroom, stairs to the first floor with under-stairs cupboard, tiled flooring and underfloor heating.

## LIVING ROOM

17'10" x 12'5" (5.44m x 3.78m)

Double glazed window to the front aspect, double glazed patio doors to the rear garden, feature electric fire and underfloor heating.

## DINING KITCHEN

27'8" x 13'1" (8.43m x 3.99m)

Fitted kitchen comprising a range of base, wall drawer and tall storage units with worksurfaces and tiled splashbacks above. Breakfast bar, integrated eye-level electric oven, electric hob, extractor unit, integrated dishwasher, integrated fridge freezer, one and a half bowl stainless steel sink with mixer tap, recessed spotlights, tiled flooring, underfloor heating, double glazed window to the front aspect, double glazed window to the rear aspect and internal door to the passageway.

## WC/CLOAKROOM

6'3" x 3'8" (1.91m x 1.12m)

Two piece suite comprising WC and vanity unit with wash hand basin. Tiled flooring, chrome towel radiator and obscured double glazed window.

## LANDING

Stairs up from the ground floor with internal doors to three bedrooms and bathroom, loft access point, built-in cupboard housing the water cylinder, radiator, double glazed window to the front aspect and double glazed window to the rear aspect.

## MASTER BEDROOM

12'6" x 12'3" (3.81m x 3.73m)

Double glazed window to the front aspect, radiator, built-in cupboard and internal door to the en-suite. Measurements to the maximum points.

## EN-SUITE

12'6" x 5'3" (3.81m x 1.60m)

Three piece suite comprising WC, vanity unit with

wash hand basin and step-in shower enclosure benefitting from a mains shower with rainfall shower head. Part tiled walls, tiled flooring, chrome towel radiator, extractor fan, recessed spotlights, built-in cupboard and double glazed window to the rear aspect.

## BEDROOM TWO

13'2" x 10'11" (4.01m x 3.33m)

Double glazed window to the front aspect, radiator and built-in cupboard. Measurements to the maximum points.

## BEDROOM THREE

13'2" x 7'6" (4.01m x 2.29m)

Double glazed window to the rear aspect, radiator and built-in cupboard.

## BATHROOM

8'5" x 5'9" (2.57m x 1.75m)

Three piece suite comprising vanity WC, vanity wash hand basin and bath. Tiled flooring, chrome towel radiator, extractor fan, recessed spotlights and obscured double glazed window.

## EXTERNAL

To the front of the property is off-road parking for multiple vehicles with the addition of a lawned front garden with mature borders. Access pathway with gate to the rear garden. To the rear is a lawned garden with mature borders and a cold water tap.

## GARAGE & PASSAGEWAY

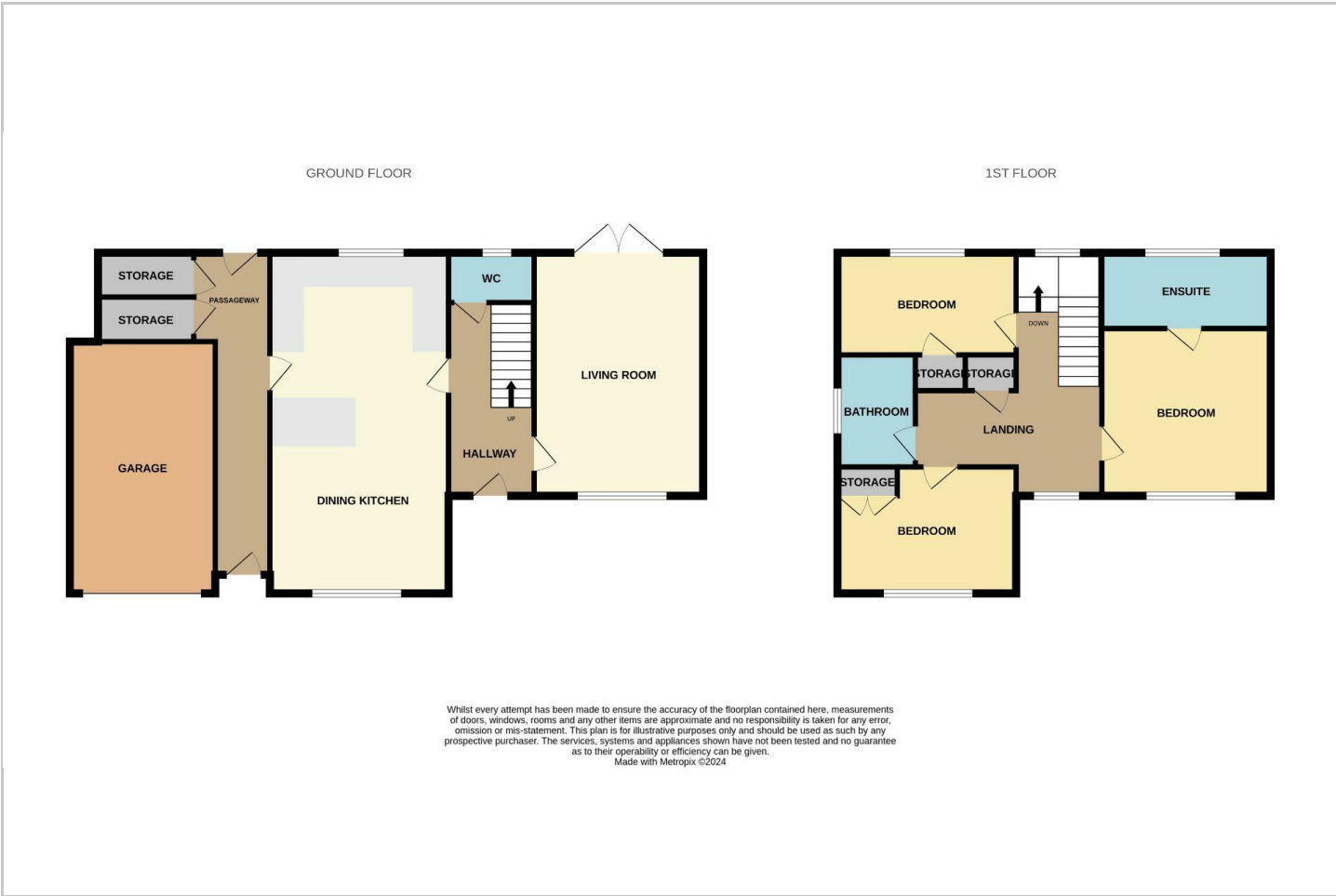
The garage benefits a manual up and over garage door with power and lighting internally. The passageway includes doors to both the front and rear elevations, with two storage cupboards, one housing the oil-fired boiler.

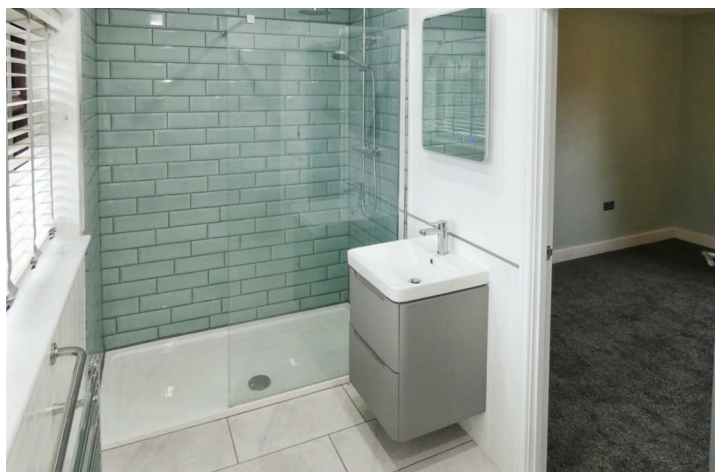
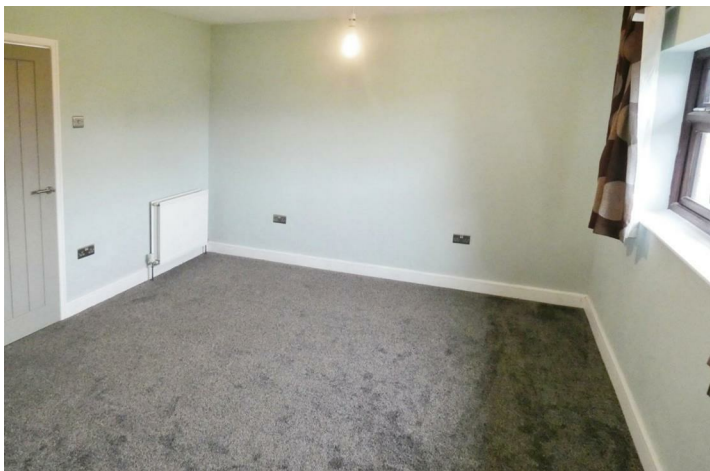
## WHAT3WORDS

For the location of this property please visit the What3Words App and enter - lodge.tinny.pelted



Floorplan

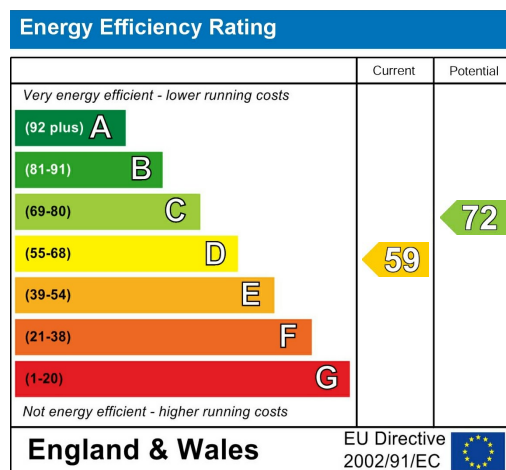








## Energy Efficiency Graph



## Viewing

Please contact our Hunters Carlisle & South West Scotland Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.



Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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