



Church View

Bowness-On-Solway, Wigton, CA7 5AF

Offers In The Region Of £249,900



- Spacious Semi-Detached House within a Picturesque Village Setting
- Located within the Solway Coast 'Area of Outstanding Natural Beauty'
- Lovely Rear Views towards St. Michaels Church
- Open Living Room & Dining Room with Multi-Fuel Stove
- Dining Kitchen with Garden Access
- Three Good-Sized Bedrooms
- First Floor Bathroom & Downstairs Shower Room
- Landscaped Rear Garden with Patio, Pergola & Lawn
- Off-Road Parking & Large Single Garage
- EPC - G

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This delightful three bedroom house with parking and garage is located peacefully on a side-street within the historic Bowness-On-Solway, enjoying lovely views to the rear towards St. Michaels Church. Internally, the accommodation is well appointed and offers generous living and entertaining space, along with three good-sized bedrooms and for added convenience, both a downstairs shower room and first floor bathroom. The rear garden has been beautifully landscaped creating a wonderful space to kick-back and relax on summers' evenings. Furthermore, there is off-road parking and a large single garage meaning the property is suitable to a range of buyers, including downsizers and those searching for a main or second residence. The property is being sold with no onward chain and ready for the new owners to move straight in and add their personal touches over time. Contact Hunters today to schedule your viewing.

The accommodation, which has LPG gas central heating and double glazing throughout, briefly comprises a living/dining room, hallway, dining kitchen and shower room to the ground floor with a landing, three bedrooms and bathroom on the first floor. Externally there is an enclosed rear garden, off-road parking and a single garage. EPC - G and Council Tax Band - B.

The village of Bowness-On-Solway lays within the Solway Coast AONB, to the North-West of Cumbria. Within the village you have The Kings Arms Inn, Solway Lounge & Garrison Bistro and Bowness on Solway Primary School whilst the neighbouring village of Kirkbride offers a further array of conveniences including the Inn at the Bush, Kirkbride Primary School and a convenience store. A wider selection of amenities including supermarkets, garages and secondary schools can be located within Wigton, a 20 minute drive South or Carlisle, a 30 minute drive East. For those who love the great outdoors, the Lake District National Park is accessible within an hour, providing endless hours of beautiful walks, picturesque scenery and all the exceptional recreational activities that Lakeland has to offer. Rail connections can be found within Wigton, which connects locally throughout Western Cumbria and back to Carlisle's Citadel station, part of the West Coast mainline.

LIVING/DINING ROOM

Entrance door from the side, internal door to the hallway, radiator, inset multi-fuel stove with brick surround, hearth and timber mantle, and four double glazed windows all with grey plantation shutters.

HALLWAY

Internal doors to the dining kitchen and shower room, stairs to the first floor landing, radiator, recessed spotlights and two built-in cupboards with lighting internally.

DINING KITCHEN

Kitchen Area:

Fitted kitchen comprising a range of base, wall and drawer units with worksurfaces and tiled splashbacks above. Integrated electric double oven, electric hob, extractor unit, fridge freezer, dishwasher, one and a half bowl ceramic sink with mixer tap, recessed spotlights, two double glazed windows and an external stable-style door to the rear garden.

Dining Area:

Double glazed window to the side aspect, radiator, recessed spotlights and a built-in cupboard housing the wall-mounted LPG gas boiler.

SHOWER ROOM

Three piece suite comprising a WC, pedestal wash hand basin and a shower enclosure with mains shower. Part-tiled walls, tiled flooring, recessed spotlights, extractor fan, towel radiator and an obscured double glazed window.

LANDING

Stairs up from the ground floor, internal doors to three bedrooms and bathroom, and a double glazed window to the rear aspect.

BEDROOM ONE

Double glazed window to the front aspect, double glazed window to the side aspect, double glazed Velux window, recessed spotlights and a radiator.

BEDROOM TWO

Double glazed window to the rear aspect, radiator and a built-in cupboard housing the water cylinder.

BEDROOM THREE

Double glazed window to the front aspect, double glazed Velux window, recessed spotlights and a radiator.

BATHROOM

Four piece suite comprising a WC, vanity wash hand basin, bathtub with hand shower attachment and a shower enclosure with mains shower. Part-tiled walls, towel radiator, recessed spotlights, extractor fan and a double glazed window to the rear aspect.

EXTERNAL

Rear Garden:

To the rear of the property is an enclosed garden area with access gate, enjoying views towards the church and churchyard, with the additional benefit of a paved seating area with timber pergola, lawned garden and mature borders. External cold water tap to the rear elevation.

Side Elevation/Driveway:

There is a block-paved driveway area to the side which allows off-road parking for one vehicle, with access from here into the garage. Additionally to the side elevation is a small gravelled area which accommodates the LPG cylinders. There is an additional divorced garden/parking area to the side, please refer to the title plan for the precise location.

GARAGE

Manual up and over garage door, space and plumbing for a washing machine, space for a tumble drier, power and lighting.

WHAT3WORDS

For the location of this property please visit the [What 3 Words App](https://www.what3words.com/Wha%20t%203%20Words%20App%20and%20enter%20wobbling.pictures.modest) and enter - wobbling.pictures.modest

AML DISCLOSURE

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

Floorplan



Ground Floor Building 1



Floor 1 Building 1

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Approximate total area^(b)1134.71 ft²105.42 m²

Reduced headroom

23.99 ft²2.23 m²

(1) Excluding balconies and terraces.

Reduced headroom

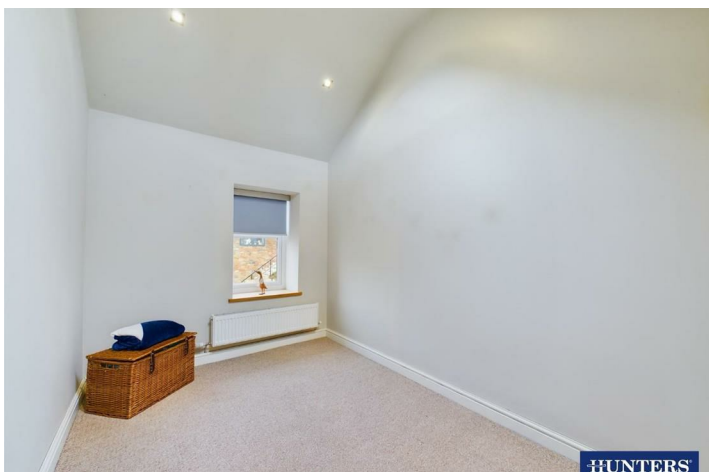
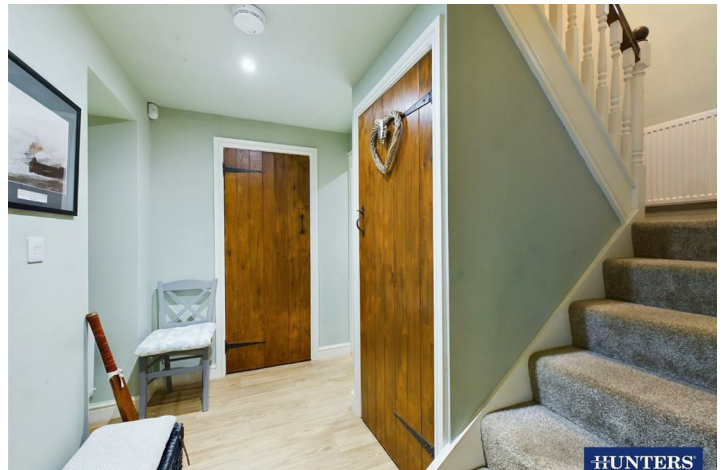
Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

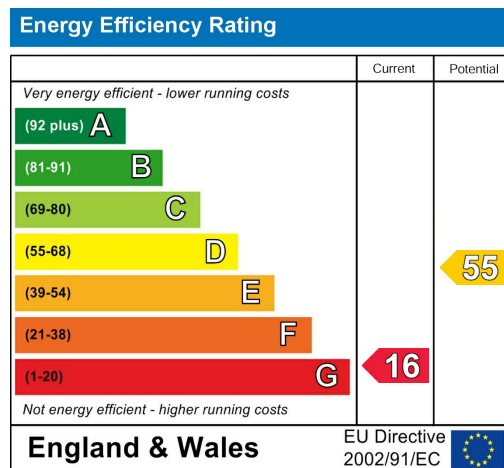
GIRAFFE360







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



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Tel: 01228 584249



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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