



HUNTERS®

## Headley

Little Bampton, Wigton, CA7 0JQ

Guide Price £290,000



- Deceptively Spacious Semi-Detached Bungalow
- Excellent Potential to Adapt & Make Your Own
- Two/Three Reception Rooms including a Conservatory
- Side & Rear Gardens with Lovely Open-Field Outlook
- Solar Panels with Feed-In Tariff & Powering the Infrared Heaters

- Tucked Away Nicely within Little Bampton
- Perfectly Suited for Wheelchair Users with Ramp Access, Wide Doorways & Front Door Intercom
- Three/Four Bedrooms (Master Bedroom with En-Suite)
- Ample Off-Road Parking & Large Attached Garage
- EPC - B

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This exceptional three/four-bedroom semi-detached bungalow offers outstanding potential for personalisation, providing a versatile and adaptable living space. Nestled in the heart of Little Bampton, the property enjoys beautiful open-field views and features a conservatory, generous gardens, and a large attached garage. Designed for practicality and comfort, the home boasts a spacious layout, including two/three reception rooms, a large kitchen with an adjoining utility room, and three well-proportioned double bedrooms, with the master benefiting from an en-suite. A sizable wet room enhances convenience, while previous adaptations for wheelchair accessibility, such as ramped access, widened doorways, and a front door intercom system, make this an excellent option for a diverse range of buyers. Additionally, the property is equipped with solar PV panels that generate income via a feed-in tariff and are connected to internal infrared panels, optimizing energy efficiency and cost-effectiveness. Contact Hunters today to arrange your viewing.

The accommodation, which has solar panels, oil central heating and double glazing throughout, briefly comprises an entrance hall, living room, kitchen, utility room, conservatory, dining room/bedroom four, inner hall, three bedrooms, master en-suite and wet room internally. Externally there is off-road parking, an attached garage and gardens to the side and rear. EPC - B and Council Tax Band - D.

The village of Little Bampton lays within the rolling countryside of North-West Cumbria. Within the village itself you have The Tam O' Shanter Inn, a fantastic hub for the community with the Aikton Arms just down the road also. For the little ones, schools can be located within the surrounding villages of Kirkbride and Kirkbampton, a short drive from the property. A wider selection of amenities including supermarkets, garages and schools can be located within Wigton, a 15 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.

## GROUND FLOOR:

### ENTRANCE HALL

Entrance door from the front with video intercom system, internal door to the living room, internal sliding door to the inner hall, radiator, ceiling infrared panel with individual control unit and a double glazed window.

### LIVING ROOM

Internal doors to the kitchen, conservatory and dining room/bedroom four, three double glazed windows, two radiators, inglenook fireplace with multi-fuel stove, ceiling infrared panel with individual control unit and a front-door intercom unit.

### KITCHEN

Fitted kitchen comprising a range of base, wall and drawer units with worksurfaces and tiled splashbacks above. Integrated eye-level electric oven, LPG gas hob, two bowl stainless steel sink with mixer tap, American-style fridge freezer, dishwasher, radiator, internal door to the utility room and a double glazed window.

### UTILITY ROOM

Fitted worksurface, washing machine, tumble drier, extractor fan, external door to the side pathway and a double glazed window.

### CONSERVATORY

Double glazed windows to three sides, double glazed patio doors to the rear garden, and a radiator.

### DINING ROOM/BEDROOM FOUR

Two double glazed windows, radiator and a ceiling infrared panel with individual control unit.

### INNER HALL

Internal double doors to the master bedroom, internal single doors to bedrooms two and three, internal sliding door to the wet room, loft-access point, ceiling infrared panel with individual control unit and an airing cupboard with shelving and radiator internally. We have been advised the loft includes a pull-down ladder, part boarding and the solar panel inverters.

### MASTER BEDROOM & EN-SUITE

Bedroom:

Double glazed window, radiator, ceiling infrared panel with individual control unit, front-door intercom unit and a sliding door to the en-suite.

En-Suite:

Three piece suite comprising a WC, pedestal wash hand basin and shower enclosure with electric shower. Part-tiled walls, electric towel radiator, wall-mounted fan heater and an extractor fan.

### BEDROOM TWO

Double glazed window, radiator and a ceiling infrared panel with individual control unit.

### BEDROOM THREE

Double glazed window, radiator and a ceiling infrared panel with individual control unit.

## WET ROOM

Three piece suite comprising a WC, wash hand basin and wet-room style shower with mains shower. Fully-tiled walls, chrome towel radiator, infrared mirror panel with individual control unit and an extractor fan.

## EXTERNAL:

Front:

You access the plot via a shared entrance driveway with timber gate, towards an area of private parking for multiple vehicles with further access from here into the attached garage. Pathways provide pedestrian access around the property towards the rear garden and through a sheltered alley towards a courtyard area with ramp, allowing wheelchair access in through the entrance door.

Side:

Within the side garden is a large greenhouse, oil tank and garden area with views across the neighbouring fields.

Rear:

Generously proportioned and offering great space for improvement, the rear garden extends to the side of the property and includes a paved seating area and multiple garden stores. A small garden gart allows access back to the entrance courtyard area.

## GARAGE

Manual up and over garage door, pedestrian access door, freestanding oil boiler, hot-water cylinder, cold water tap, power and lighting.

## WHAT3WORDS

For the location of this property please visit the What3Words App and enter - patch.renamed.blanking

## 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.

## PLEASE NOTE

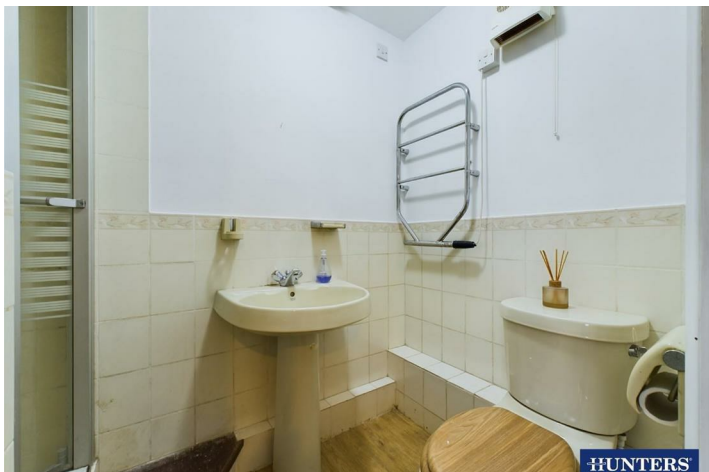
The neighbouring property has a right of access over the driveway to the front and a right of access over the pathway towards their rear garden.



Floorplan



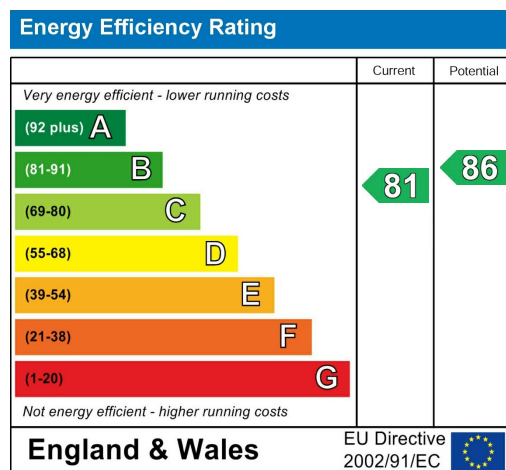








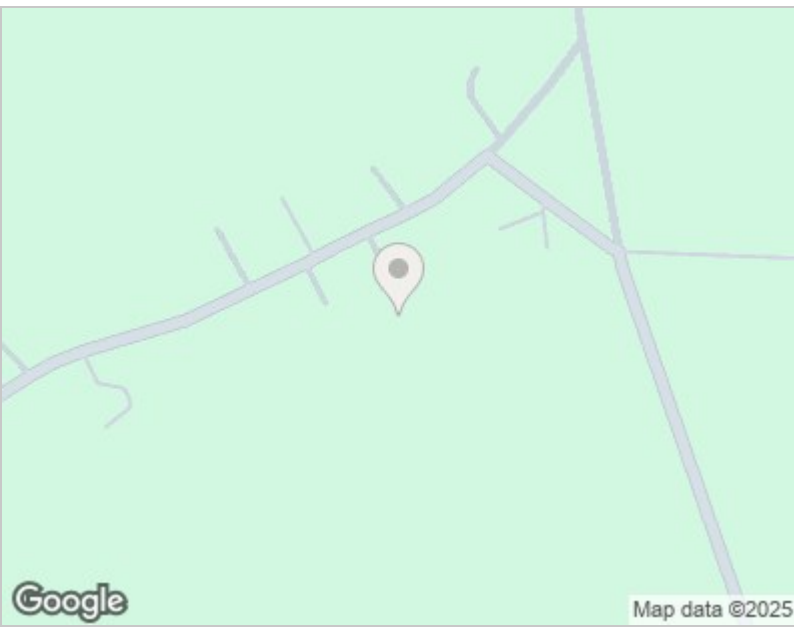
## Energy Efficiency Graph



## 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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