



Hideaway , Wigton, CA7 1HA

Guide price £439,750



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# Hideaway

Wigton, CA7 1HA

- Detached Bungalow
- Pleasant village location in the Lake District National Park
- Rear patio with South Westerly aspect
- Stunning countryside and fell views
- Garage and parking
- Three Bedrooms
- Recently redeveloped and renovated to a high standard by Lattimers
- Close to the village pub, tearoom and gallery
- Thirteen miles from Keswick and six miles from Caldbeck
- Immaculately presented

This is Hideaway, an immaculately presented three bedroom bungalow in the picturesque village of Uldale, found in the Lake District National Park.

The property comprises of a lounge, kitchen diner, three bedrooms, bathroom and garage. It was recently redeveloped and renovated by Lattimers and has quality finishes throughout.

## Directions

What3words location: [///piglet.hazelnuts.imprints](https://www.what3words.com/?q=///piglet.hazelnuts.imprints)



**Lounge** 11'5" x 15'8" (3.48 x 4.80)  
The lounge is dual aspect and enjoys views of the surrounding countryside and garden, there is a multi fuel stove with tiled backing, radiator and fitted carpet.

**Kitchen Diner** 18'7" x 11'5" (5.68 x 3.50)  
The kitchen diner is beautifully presented with ample cabinet space, quartz worktop, integrated dishwasher, fridge freezer, eye-level ovens, induction hob with extractor above, washing machine cabinet, stainless steel sink and mixer tap. It has a breakfast bar seating area as well as plenty of space for a dining table with double doors that then open out to the rear patio area.

**Principal Bedroom** 9'1" x 13'10" (2.78 x 4.24)  
The principal bedroom is a comfortable double with window overlooking the front of the property and uninterrupted view of the countryside. There is a fitted carpet and radiator.

**Bedroom Two** 11'10" x 9'5" (3.61 x 2.89)  
Bedroom two is another comfortable double bedroom looking out over the front of the property, has fitted carpet and radiator.

**Bedroom Three** 11'5" x 9'6" (3.50 x 2.90)  
Bedroom three is a comfortable double bedroom with a window looking out over the side garden and patio with fitted carpet and radiator.

**Bathroom** 8'2" x 11'6" (2.49 x 3.51)  
The bathroom is finished to a high standard with a four piece suite including a w.c., basin with cupboard below, double shower enclosure with rainwater shower head and bath. The bathroom also benefits from a linen cupboard, tiled floor, part tiled walls and a heated towel rail.





### Garage

10'7" x 22'9" (3.23 x 6.94)

The garage has an electric door and side door access from the rear, a rear window and houses the boiler.

### Outside

Outside to the front of the property there is a tarmac driveway proving ample parking and access to the garage. There is a paved path around the sides of the property where the garden has a lawn area with a corner patio and shale path down to the rear patio which is south westerly facing with lawn below and a paved area housing the oil tank.

### Services

The property has oil fired central heating, double glazing, mains water and electricity and private shared drainage.

### Location

Nestled within the Lake District National Park, the charming village of Uldale offers tranquil countryside living and convenient access to vibrant local communities. This picturesque location serves as an ideal gateway for exploring the region's breathtaking landscapes while maintaining easy connections to the bustling market town of Keswick, Wigton, the village of Caldbeck, and the city of Carlisle.

The village itself features a welcoming pub and a delightful tea room with gallery. The neighboring village of Caldbeck adds to the area's appeal with its own primary school, village shop, and traditional pub, cafe, doctors surgery and much more ensuring all essential amenities are within easy reach.

Whether you're seeking outdoor adventures or simply want to immerse yourself in the natural beauty of the Lake District, Uldale's strategic location makes it an exceptional base for discovering everything this stunning region has to offer.

### Please 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 Lakes Estates has the authority to make or give any representation or warranty in relation to the property. All mention of appliances / fixtures and fittings in these details have not been tested and therefore cannot be guaranteed to be in working order.

### Anti-Money Laundering (AML) Checks;

When your offer is accepted, we're legally required to verify your identity. This is carried out by a third-party company at the following costs:

Buying in personal name: £40 (inc. VAT)

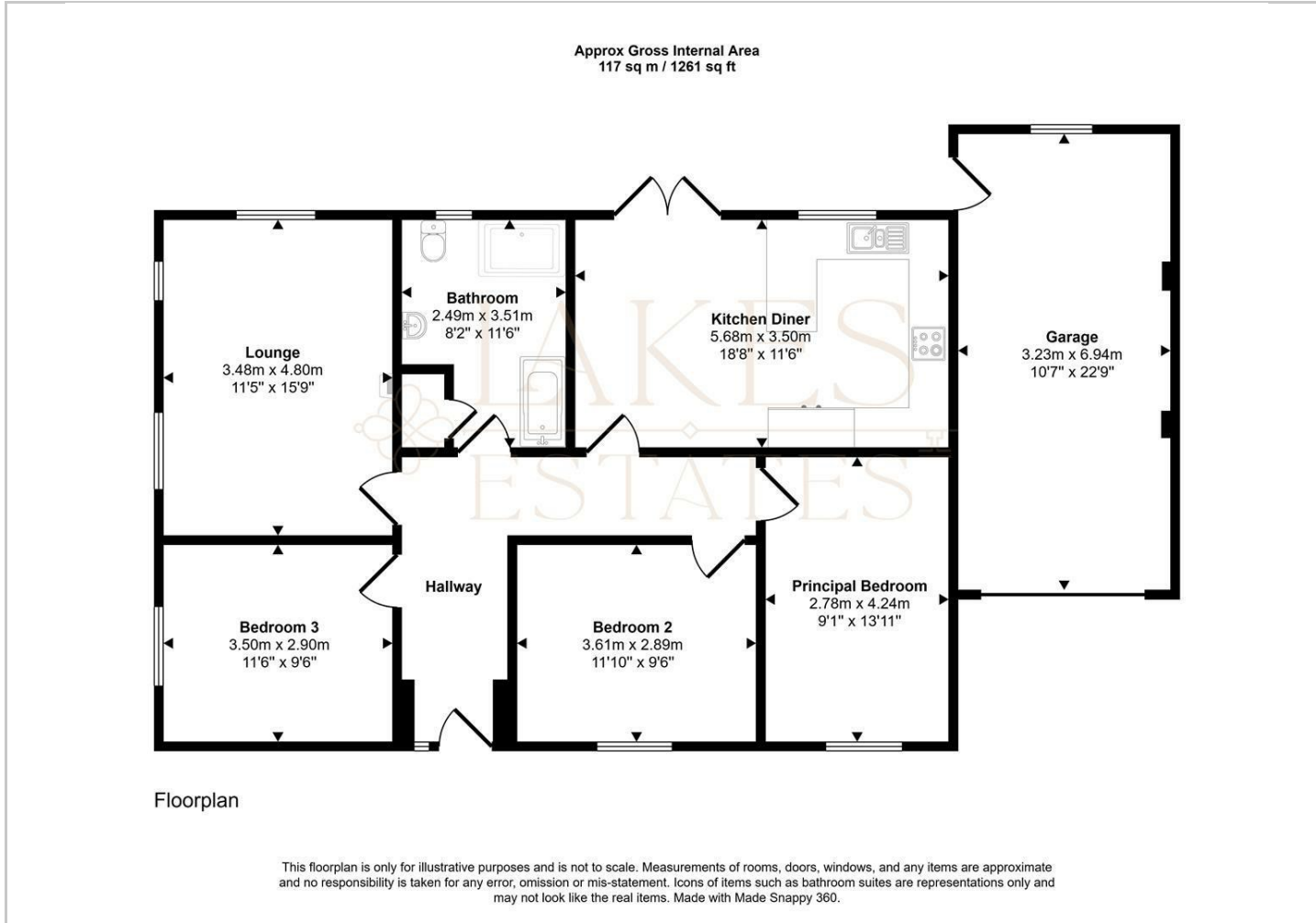
Company purchase: £120 (inc. VAT)

These fees are non-refundable, and the purchase cannot proceed until checks are complete.





## Floor Plans



## Viewing

Please contact our Lakes Estates Office on 01768 639300 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Penrith,  
Tel: 01768 639300 Email: [office@lakesestates.co.uk](mailto:office@lakesestates.co.uk) <https://www.lakesestates.co.uk>

## Location Map



## Energy Performance Graph

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