



Grove Cottage | Kirkbride | Wigton | CA7 5JJ

Guide Price £220,000



**david britton**  
ESTATES

## Key features

- Three bedroom semi-detached house
- Great family home well presented and spacious
- Set over three floors
- Fantastic living room/diner with multi-fuel stove
- Spacious kitchen/diner
- WC
- Two bedrooms and modern shower room on the first floor
- Bedroom three on the second floor
- Large well maintained gardens to the side and rear
- Driveway parking for two vehicles

## Description

A fantastic three bedroom semi-detached cottage in the heart of the charming village of Kirkbride! 1 Grove Cottage has bright and spacious accommodation which is set across three floors. The property is well-presented, with a neutral décor throughout, and is ready to move into.

Internally the accommodation briefly comprises; entrance porch, a large living room/diner with a cosy multi-fuel stove, inner hallway with stairs leading to the first floor, downstairs WC and a modern yet traditional style kitchen/diner to the ground floor. The first floor hosts two double bedrooms, a modern shower room, and stairs up to the master bedroom on the second floor, which has gorgeous exposed beams and eaves storage.

Externally, there are well-maintained gardens to the side and rear of the property, which are mainly laid to lawn with mature plants and shrub borders. There are two outhouses providing space for a workshop, storage for wood and coal, and housing the oil boiler and tank. To the front of the property there is ample off-road parking for up to three vehicles.

Kirkbride is a thriving village with an excellent array of local amenities, such as post office and general store, doctors' surgery, pub, village hall and primary school. Wigton is accessible within 5.8 miles and there is a frequent bus route, as well as a school bus collecting and dropping off for Nelson Thomlinson Secondary School in Wigton. Kirkbride is 12.6 miles from Carlisle, 21.1 miles from Cockermouth, and is in close proximity to the Solway Coast Area of Outstanding Natural Beauty and the Lake District National Park.

Viewing is a must to appreciate all this wonderful home has to offer!

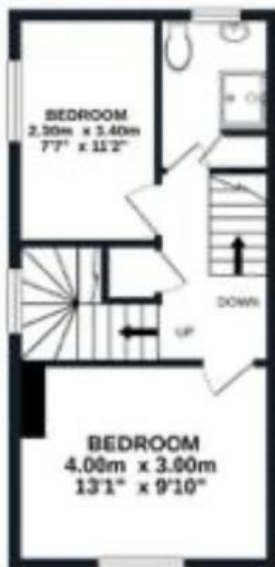
**\*\*Viewings strictly by appointment only\*\***

## Directions





# Floor plans



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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