



| Blencogo | Wigton | CA7 0BZ

Guide Price £395,000



david britton
ESTATES

Key features

- Detached house
- Four double bedrooms
- Kitchen/diner
- Lounge/diner
- Snug
- Large loft room
- Utility room
- Family bathroom
- Detached self-contained office space and workshop/garage
- Potential business/conversion opportunity (subject to planning)

Description

A fantastic four bedroom detached house with an incredible business opportunity or potential conversion located in the quiet farming village of Blencogo! This gorgeous sandstone built property sits within a substantial plot, with a separate self-contained office space and huge workshop/garage to the rear. The current owners have developed and ran a successful family business from the premises for a number of years and there is planning in place for someone to run their own business from home. The space also offers the potential for converting into an annexe or holiday let (subject to planning). The opportunities are endless!

The house itself has some well-proportioned rooms, and the internal accommodation briefly comprises; rear porch, entrance hallway, utility room with access to a large loft space, W/C, kitchen/diner, inner hallway, snug and lounge/diner to the ground floor. The first floor is accessed via a large sandstone staircase with split level landing and has four double bedrooms and a family bathroom.

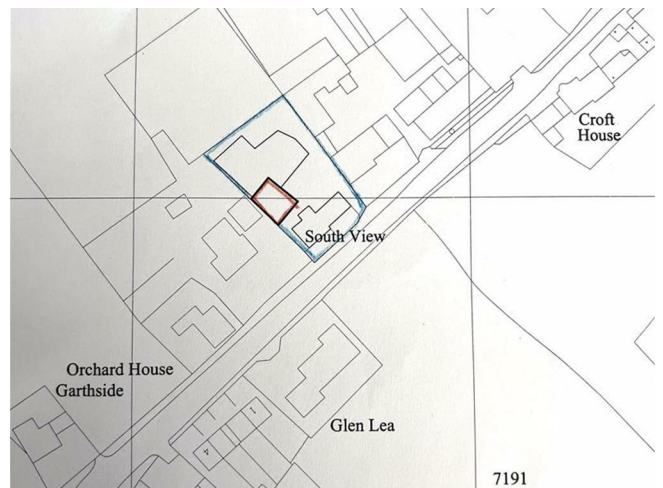
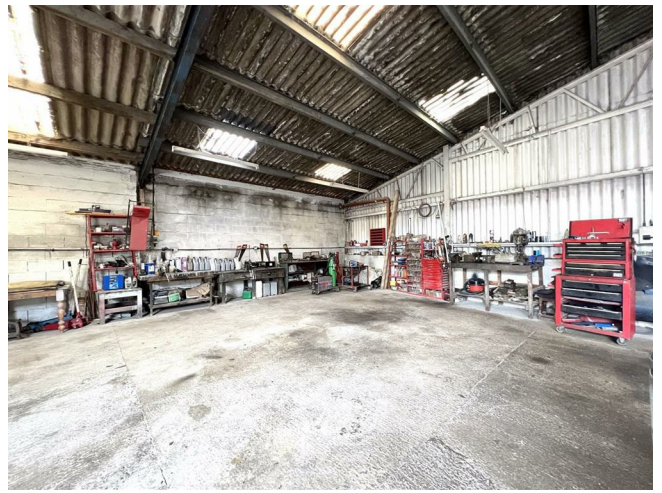
Externally the property benefits from a private patio seating area to the rear, as well as a large concrete yard providing off road parking for several vehicles, and access to the offices and the garage/workshop.

The village of Blencogo is approximately 4.7 miles from the market town of Wigton accessible via the A596, 14.2 miles from Cockermouth and 15.7 miles from Carlisle.

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

****Viewing strictly by appointment only****

Directions





Floor plans

Ground Floor

Approx. 99.2 sq. metres (1068.3 sq. feet)



First Floor

Approx. 92.2 sq. metres (992.0 sq. feet)



Total area: approx. 191.4 sq. metres (2060.2 sq. feet)

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



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