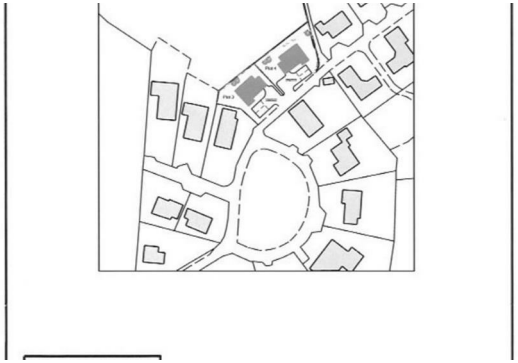








Gilgarran Park, Gilgarran, Cumbria, CA14 4RF

- Building Plot
- Plot etxends to approx 513 sqm
- Foundations laid
- Central village location
- Workington, Whitehaven and Cockermouth within 5 to 7 miles
- Full planning permission for 4/5 bed dwelling
- Two story build approved, approx 196 sqm
- All services readily available to site
- Close proximity to National Park

HUNTERS®
HERE TO GET *you* THERE

Guide Price £120,000

Gilgarran Park, Gilgarran, Cumbria, CA14 4RF

DESCRIPTION

FINAL PLOT AVAILABLE — ACT FAST!

This is your chance to secure the last remaining plot in the charming and highly sought-after village of Gilgarran — and bring your dream home to life.

With full planning permission already granted and foundations laid, you can hit the ground running and save thousands in upfront costs. The approved plans allow for a spacious 4/5-bedroom home, and there's still flexibility to adapt the design to perfectly suit your lifestyle.

Part exchange considered — contact us today to discuss options!

Opportunities like this are rare. Don't miss out on building a substantial, bespoke home in one of the area's most desirable locations. Enquire now and start planning your future.

Gilgarran is a quiet, pretty village surrounded by open countryside and glimpses of Lakeland Fell views and sits between the Cumbrian West Coast towns and the Lake District National Park. Workington, Whitehaven and Cockermouth are between 5 and 7 miles away and here you will find a wide range of local and high street shops, bars and restaurants. Head inland to the east and you come to the National Park with the Lakes of Loweswater and Ennerdale being the most readily accessed.

Great road and rail connections are readily accessible with the A595 and Harrington rail station connecting the area to the rest of Cumbria. There are a couple of primary schools at nearby Dean and Distington, and excellent secondary schools at Cockermouth and Keswick. The highly rated Energy Coast UTC secondary school at Lillyhall is just 2 miles away which specialises in engineering education and training.

The M6 is an accessible 40-minute drive away, and provides direct access to the rest of the country.









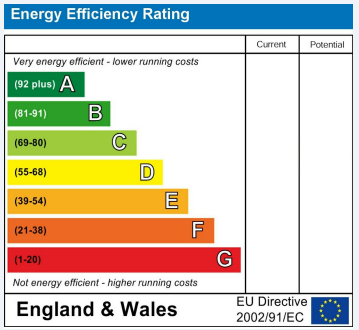






ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

Viewings

Please contact centralhub@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

The Property Ombudsman

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Tel: 01228 584249 Email: centralhub@hunters.com https://www.hunters.com

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