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HERE TO GET *you* THERE



Ivy Cottage

Hesket Newmarket, Wigton, CA7 8JG

Guide Price £390,000

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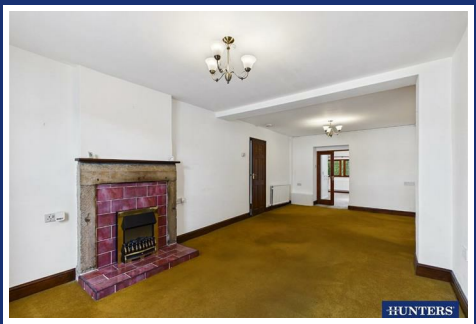
- No Onward Chain Delays
- Centrally Positioned within Hesket Newmarket overlooking the Picturesque Green
- Spacious Living/Dining Room and a Contemporary Kitchen
- Four First-Floor Bedrooms, One with En-Suite Shower Room
- Ample Off-Road Parking plus a Detached Garage
- Handsome Semi-Detached House with Stone Frontage
- Deceptively Spacious and Offering Exceptional Potential
- Ground-Floor Sunroom with En-Suite Wet-Room offering Excellent Versatility
- Generous Rear Garden with Summerhouse
- EPC - D

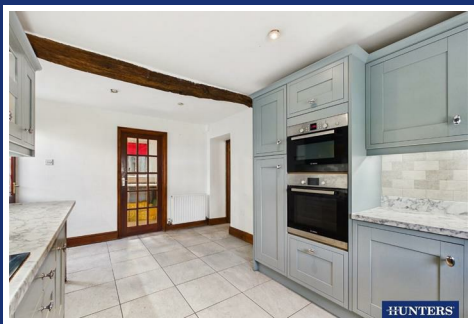
Tel: 01228 584249

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Offered to the market with no onward chain, this handsome four-bedroom stone-fronted semi-detached home occupies an enviable position in the very heart of Hesket Newmarket, enjoying an attractive outlook across the picturesque village green. Deceptively spacious and offering tremendous scope for further improvement, the property represents an exciting opportunity for purchasers seeking a substantial and characterful village home that can be enhanced and personalised over time. While some areas would benefit from modernisation, a number of important improvements are already in place, including a contemporary fitted kitchen and modern shower facilities. The generous accommodation features a spacious living/dining room and kitchen, together with a versatile ground-floor sunroom with its own en-suite wet room, offering excellent flexibility as an additional reception room, guest space or occasional bedroom. To the first floor are four bedrooms, one benefiting from an en-suite shower room, alongside a modern family shower room. Outside, ample off-road parking and a detached garage provide excellent practicality, while the particularly generous rear garden, complete with summerhouse, offers substantial scope for landscaping to create an impressive outdoor space. With its superb position overlooking the village green, generous proportions and considerable potential, this appealing property provides an excellent opportunity to create a wonderful home in the heart of Hesket Newmarket. Contact Hunters today to arrange your viewing.

Utilities, Services & Ratings:
Oil-Fired Central Heating and Double Glazing Throughout (Excluding Utility Room)
EPC - D and Council Tax Band - C.

Hesket Newmarket is a picturesque and highly regarded village nestled amongst the Northern Fells on the edge of the Lake District National Park, offering an excellent balance of peaceful rural living and everyday convenience. The village itself enjoys a strong sense of community and benefits from a well-supported community shop and Post Office, tearoom and the renowned Old Crown public house, alongside the locally celebrated Hesket Newmarket Brewery. The neighbouring village of Caldbeck, approximately 1.5 miles away, provides further amenities including a GP surgery, village shops and Fellview Primary School and Nursery. Despite its wonderfully rural setting, the village is well placed for access to the surrounding area, with Wigton, Penrith and Carlisle all within comfortable driving distance, while Keswick and the wider Lake District are also readily accessible. Road connections via the B5299 and surrounding routes provide access towards the A595, A6 and M6 motorway, with mainline rail services available from both Carlisle and Penrith. Surrounded by stunning countryside, fell walks and some of the most attractive scenery in northern Cumbria, Hesket Newmarket is an ideal location for those seeking a quieter village lifestyle without being isolated from larger towns, employment centres and transport links.

GROUND FLOOR:

HALLWAY
Entrance door from the front, internal door to the living/dining room, radiator, and stairs to the first floor landing with an under-stairs cupboard.

LIVING/DINING ROOM
Double glazed window to the front aspect, two radiators, fireplace with electric fire, double doors to the sunroom, and an internal door to the kitchen.

SUNROOM & EN-SUITE
Sunroom:
Two double glazed windows to the rear aspect, two double glazed Velux windows, radiator, and an internal door to the en-suite.
En-Suite:
Comprising a WC, vanity unit with inset wash basin, and a wet-room style shower with electric shower unit. Part-boarded walls, chrome towel radiator, recessed lighting, extractor fan, and a double glazed Velux window.

KITCHEN
Contemporary fitted kitchen comprising a range of base, wall, drawer, display and tall units with worksurfaces and tiled splashbacks above. Integrated eye-level electric oven, integrated microwave, electric hob, extractor unit, space with plumbing for a dishwasher, one and a half bowl sink with mixer tap and draining board, recessed lighting, under-counter lighting, tiled flooring, radiator, internal door to the utility room, external door to the side garden, and a double glazed window to the front aspect.

UTILITY ROOM
Fitted base unit with worksurface above. Space with plumbing for a washing machine, one bowl stainless steel sink with draining board, tiled flooring, internal door to the WC, and a single glazed window to the rear aspect.

WC/CLOAKROOM
Comprising a WC and wall-mounted wash hand basin. Tiled flooring, radiator, and an extractor fan.

FIRST FLOOR:

LANDING
Stairs up from the ground floor hallway, internal doors to four bedrooms and shower room, loft-access point, built-in cupboard with shelving internally, additional built-in cupboard with double doors and water-cylinder internally, and a double glazed window to the rear aspect.

BEDROOM ONE & EN-SUITE
Bedroom One:
Double glazed window to the front aspect, radiator, and an internal door to the en-suite.
En-Suite:
Comprising a vanity unit with WC and inset wash basin, and a corner shower enclosure with electric shower unit. Fully-tiled walls, chrome towel radiator, extractor fan, and a double glazed window to the side aspect.

BEDROOM TWO
Double glazed window to the front aspect, and a radiator.

BEDROOM THREE
Double glazed window to the rear aspect, radiator, and fitted shelving.

BEDROOM FOUR
Double glazed window to the rear aspect, radiator, and a built-in cupboard.

SHOWER ROOM
Comprising a vanity unit with WC and inset wash basin, and a walk-in shower enclosure with electric shower unit. Fully-tiled walls, chrome towel radiator, loft-access point, and an obscured double glazed window.

EXTERNAL:
Parking:
To the front of the property is parking for three vehicles, with a pedestrian gate allowing access to the rear garden.
Rear Garden:
To the rear of the property is a generously sized garden with pond, also featuring a timber summerhouse, small area of paving, external cold water tap, and the external oil-fired boiler. Access to the detached garage at the top of the garden.

DETACHED GARAGE
Complete with double barn-style doors, pedestrian access door, two obscured double glazed windows, power sockets, and lighting. Vehicular access to the garage is via the shared lane at the rear, with a timber gate and additional parking space in front of the garage.

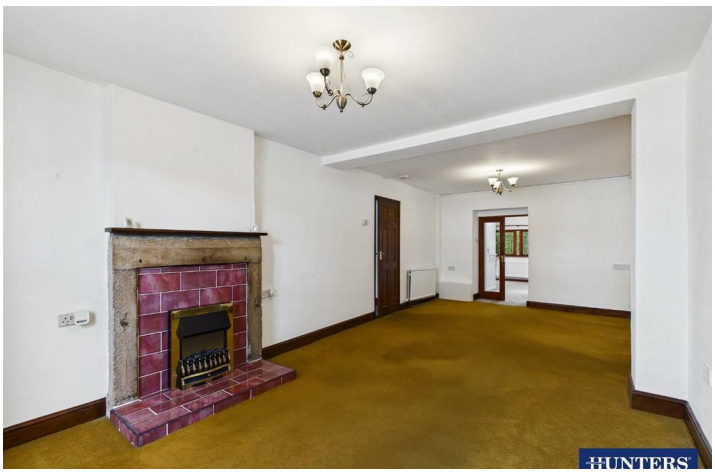
WHAT3WORDS:
For the location of this property, please visit the What3Words App and enter - ///entry.straws.obstinate

AML DISCLOSURE:
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £40 (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.

AGENTS NOTES:
The property includes a small area of flying freehold, contact the office for further information. The property is positioned beside an electricity substation. The property is located within the Hesket Newmarket Conservation Area.

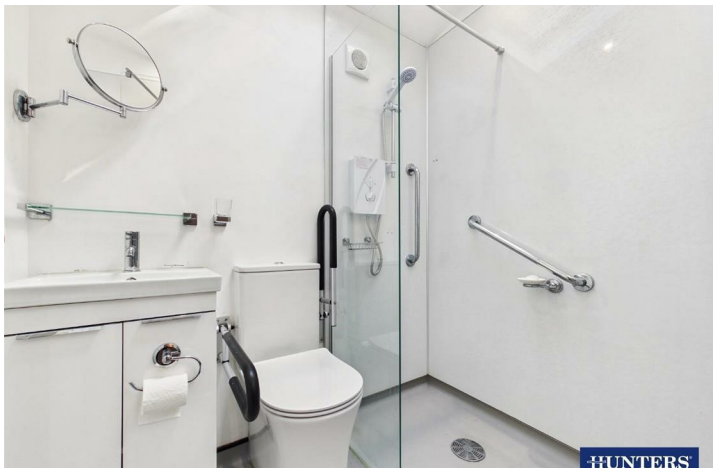
Floorplan

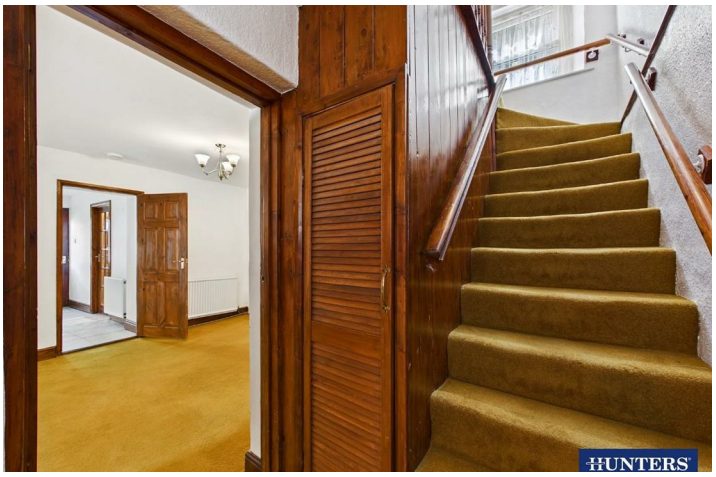

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HERE TO GET you THERE
Sunroom
14'5" x 11'3"
4.40 x 3.43 m
En-Suite
6'1" x 4'10"
1.88 x 1.48 m
Utility Room
5'11" x 6'7"
1.82 x 2.02 m
WC/Cloakroom
5'10" x 2'6"
1.78 x 0.78 m
Kitchen
17'1" x 9'7"
5.23 x 2.93 m
Living Room
23'11" x 11'0"
7.31 x 3.37 m
Hallway
15'1" x 3'6"
4.60 x 1.08 m
Ground Floor Building 1
Bedroom Three
7'10" x 9'6"
2.40 x 2.90 m
Bedroom Four
8'3" x 11'2"
2.54 x 3.42 m
En-Suite
4'6" x 5'11"
1.37 x 1.81 m
Landing
Bedroom One
10'3" x 9'4"
3.13 x 2.86 m
Bedroom Two
12'1" x 10'7"
3.69 x 3.23 m
Shower Room
8'3" x 5'4"
2.52 x 1.64 m
Floor 1 Building 1
Approximate total area(1)
1296 ft²
120.3 m²
Reduced headroom
13 ft²
1.2 m²
(1) Excluding balconies and terraces
Reduced headroom
Below 5 ft/1.5 m
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
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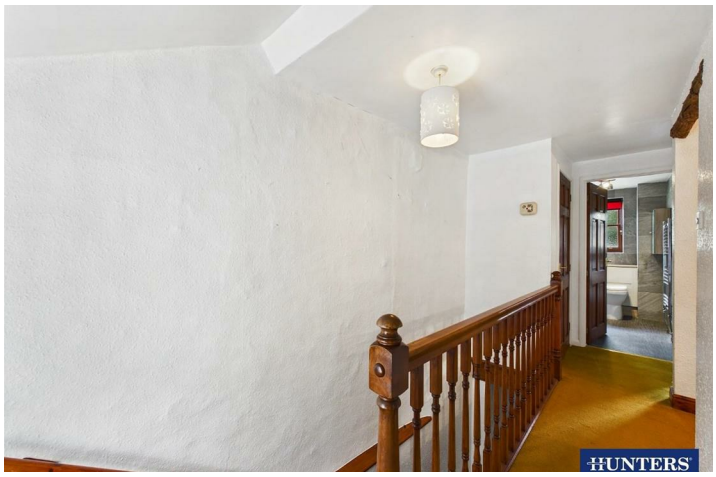

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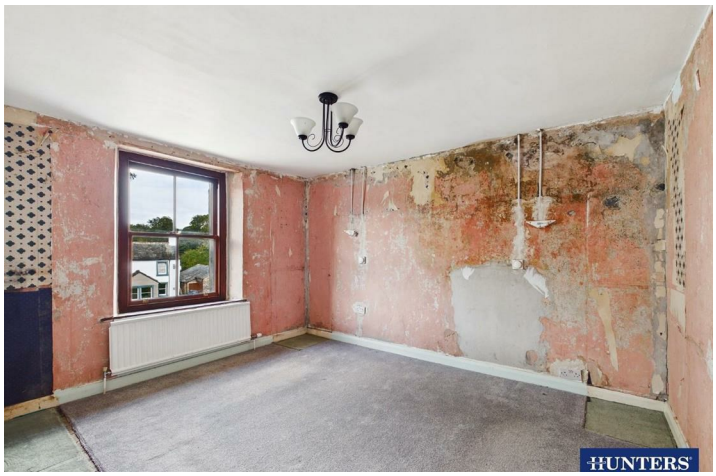

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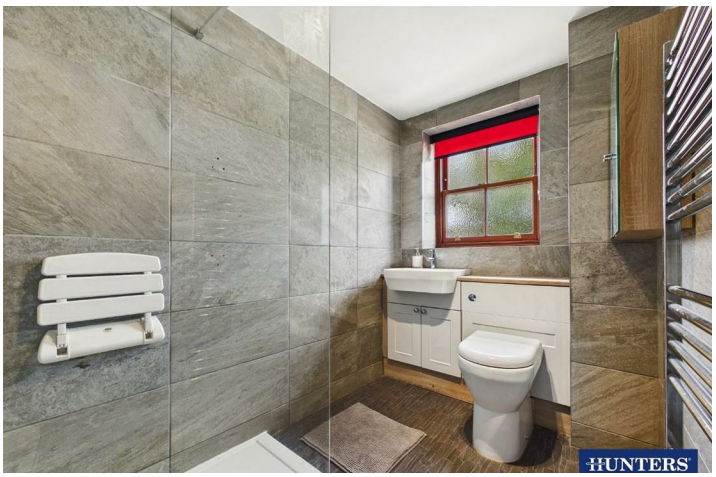


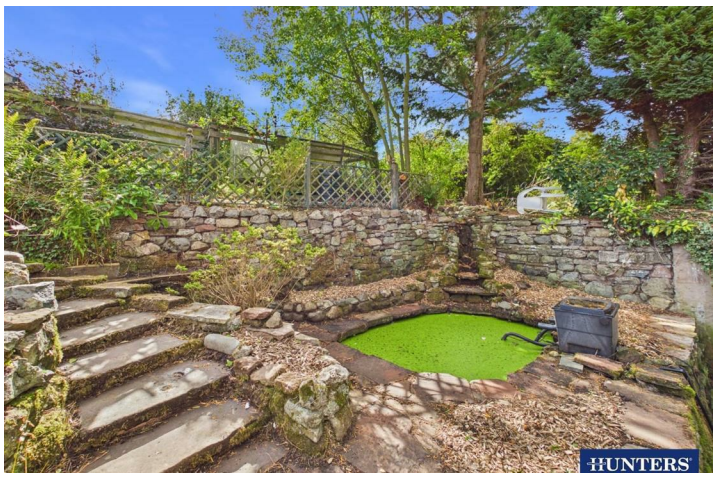






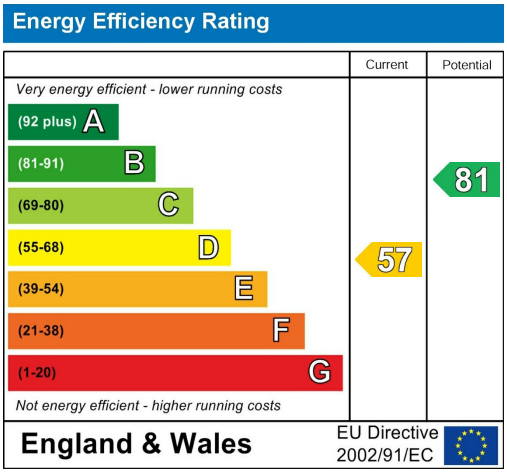


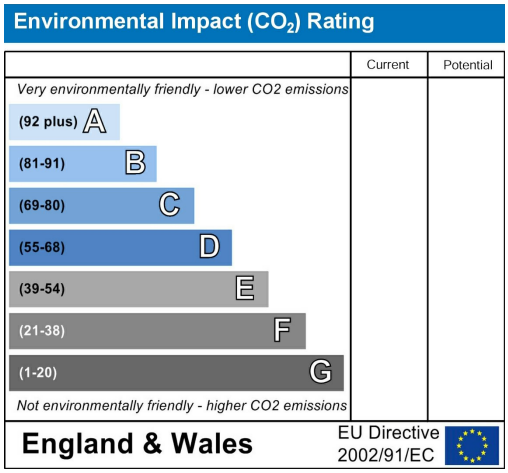






Energy Efficiency Graph





Viewing

Please contact our Hunters Carlisle Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.

Road Map

Hybrid Map







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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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The Property Ombudsman