

**Hopes Auction Company Limited,**  
13 High Street, Wigton, Cumbria, CA7 9NJ  
Telephone: 016973 43641 Fax: 016973 43743  
E-mail: estateagents@hopesofwigton.co.uk  
Website: www.hopesofwigton.co.uk

**AUCTIONEERS · SURVEYORS · VALUERS · ESTATE AGENTS**

**HOPES**  
**of Wigton**  
**ESTATE AGENTS**



AN EXCEPTIONALLY UNIQUE AND CHARACTERFUL EVEN QUIRKY DETACHED  
FORMER FARMHOUSE WITH OUTBUILDINGS AND SECLUDED GARDENS ENJOYING  
MAGNIFICENT VIEWS SOUTHWARDS  
OVER MORICAMBE BAY ESTUARY TO THE ENTIRE NORTHERN FELS, FROM THIS  
VILLAGE 9 MILES NORTH OF WIGTON, 14 WEST OF CARLISLE

**ASHTREE FARM, ANTHORN, KIRKBRIDE, WIGTON, CA7 5AH**



**PRICE REGION £280,000**

THE FLEXIBLE ACCOMMODATION EXTENDS OVER A LIVING ROOM, 19FT DAY  
ROOM, SITTING ROOM (OR DINING ROOM), GROUND FLOOR BEDROOM OR STUDY,  
SHOWER ROOM, 2 FIRST FLOOR BEDROOMS, WHILST AT THE OTHER END OF THE  
HOUSE IS A MASTER BEDROOM WITH EN-SUITE WC/WHB, 2<sup>ND</sup> BATHROOM AND  
SPARE SINGLE ROOM.

THERE IS AN ATTACHED LOFTED BARN WITH LARGE LEAN-TO WORKSHOP PLUS 4  
OTHER SHEDS, LANDSCAPED GARDENS WITH REAR VEHICULAR ACCESS.  
OIL CENTRAL HEATING & UPVC DOUBLE GLAZING.

Registered in England No: 52362 Registered Office: 93 High Street, Wigton, CA7 9PG  
VAT Reg No: 256 4393 42  
Directors: DA Harrison (Chairman); JT Brockbank; JJ Dixon; RE Jackson,  
S Robertson F.I.A EST (Scot); B Walton; JT Wilson; J Hope; K Jarman

**Lewis West** (B.Sc. Hons)  
Estate Agency Manager  
**I M Graham**  
Company Secretary

**ALSO AT 8 STATION ROAD, SILLOTH CA7 4AE - 016973 32018**

## DIRECTIONS

From Wigton, turn off the A596 signed for Kirkbride. At the far end of the Village turn left over the old railway and follow on to The Marsh, turn left at the T junction to Anthorn, Ashtree Farm is on the right in the middle of the original Hamlet.

## GENERAL DESCRIPTION

The property stands directly overlooking the Estuary.



## GROUND FLOOR

### Central Lobby

### Living Room



13'4" x 11'8". 2 windows. Multi fuel stove set in wall between this room and the adjoining Day Room & Alcove cupboard.

### Day Room



19' x 12'. Multi fuel stove. Dado panelling, wood floor. Beamed/timber ceiling. 2 windows. Glazed door to rear garden.

Door to **Room** 17'9" x 10'9" (no radiator) being work in progress room converting into barn with front door. Door into barn and stairs to

### En-Suite Bedroom

19' x 12'6" with vaulted ceiling, window and velux.



### WC/Wash hand basin

9' x 4'. White 3 piece bathroom and **spare single room** (no radiators) 7'6" x 10'7" plus recess.

## IMPORTANT NOTICE

These particulars have been prepared in all good faith without responsibility on the part of the agents or their clients to give a general guide only as to the property. Nothing contained herein must be relied upon as a statement or representation of fact. These particulars do not form any part of an offer or contract and neither the agent nor their employees have any authority to make or give any representations or warranties whatever in relation to these properties. We have not tested any services, appliances or installations nor carried out a survey. Areas, measurements or distances are given as a guide only and are not precise. Only specific items referred to are included. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of these particulars and no responsibility can be accepted for any loss or expense incurred in viewing. If any points are particularly relevant to your interest please ask for further information.

## Galley Kitchen



17' x 6'3". Fitted floor cupboards, stainless steel sink. Electric cooker point, plumbed for washer.

## Utility Hall

Oil fired combi boiler plus oil Rayburn for hot water to en-suite and bathroom first mentioned. Single oven and warming oven.

## Sitting Room (or Dining Room)

12' x 12'. Multi fuel stove.

## Shower Room

White 3 piece suite.

## Small lobby with stairs off:

## Study/Bedroom

12' x 10'.

## FIRST FLOOR

### Bedroom

13' x 10'5". Enjoying beautiful views.

### Bedroom

13' x 12'5". Enjoying beautiful views.



## OUTSIDE



Gravelled yard/parking. Small lawn. Brick/slated range of outbuildings comprising workshop, coal shed, wood store General Store.



Stone/slated barn comprising garaging (lofted), former games room with velux window, lean-to workshop/cum studio (power, light, water).

## IMPORTANT NOTICE

These particulars have been prepared in all good faith without responsibility on the part of the agents or their clients to give a general guide only as to the property. Nothing contained herein must be relied upon as a statement or representation of fact. These particulars do not form any part of an offer or contract and neither the agent nor their employees have any authority to make or give any representations or warranties whatever in relation to these properties. We have not tested any services, appliances or installations nor carried out a survey. Areas, measurements or distances are given as a guide only and are not precise. Only specific items referred to are included. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of these particulars and no responsibility can be accepted for any loss or expense incurred in viewing. If any points are particularly relevant to your interest please ask for further information.



Exceptionally well stocked and interesting terraced/lawned rear garden with mature shrubs/trees – Cherry, Apple, Pear and flowering Lilac. Totally private. Has rear vehicular lane for cuttings removal etc., 3 former large greenhouses (fig, grapevine, peach).

**SERVICES**

Mains water, electricity and septic tank drainage. Oil Central Heating. Double Glazed.

**COUNCIL TAX**

Band C.

**VIEWING**

Strictly by appointment through the Agents, Hopes of Wigton 016973 43641



**EPC**

Energy Efficiency Rating		Current	Potential	Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
Very energy efficient - lower running costs				Very low environmental impact - lower CO <sub>2</sub> emissions			
(95-100) A				(10-100) A			
(85-95) B				(20-95) B			
(75-85) C				(30-90) C			
(65-75) D				(40-85) D			
(55-65) E		48	52	(50-80) E			
(45-55) F				(60-75) F	37	40	
(35-45) G				(70-70) G			
Not energy efficient - higher running costs				Not an environmental friendly higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

**IMPORTANT NOTICE**

These particulars have been prepared in all good faith without responsibility on the part of the agents or their clients to give a general guide only as to the property. Nothing contained herein must be relied upon as a statement or representation of fact. These particulars do not form any part of an offer or contract and neither the agent nor their employees have any authority to make or give any representations or warranties whatever in relation to these properties. We have not tested any services, appliances or installations nor carried out a survey. Areas, measurements or distances are given as a guide only and are not precise. Only specific items referred to are included. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of these particulars and no responsibility can be accepted for any loss or expense incurred in viewing. If any points are particularly relevant to your interest please ask for further information.