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AUCTIONEERS · SURVEYORS · VALUERS · ESTATE AGENTS

HOPES
of Wigton
ESTATE AGENTS

A SUPERIOR 5 ACRE RESIDENTIAL EQUESTRIAN SMALLHOLDING

COMPRISING AN ATTRACTIVE 4 BEDROOMED 2 BATHROOMED DETACHED FAMILY HOUSE,
STABLE YARD AND LAND ADJOINING
IDEALLY LOCATED IN THE CENTRE OF THIS SMALL VILLAGE
7 MILES WIGTON, 10 MILES COCKERMOUTH,
15 MILES KESWICK, 18 MILES CARLISLE, 29 MILES PENRITH

MORLAND HOUSE, BAGGROW, WIGTON CA7 3QH



PRICE REGION £399,950

IMMACULATELY PRESENTED RESIDENCE WITH RECEPTION HALLWAY,
25 FT THROUGH LOUNGE, DINING ROOM, DINING KITCHEN,
UTILITY ROOM, REAR PORCH & CLOAKROOM (W.C./WHB),
4 BEDROOMS (ONE EN-SUITE), FAMILY BATHROOM
LAWNED GARDENS. DOUBLE GARAGE
3 WOODEN STABLES, BARN, 40 M x 20 M MENAGE
LAND DIVIDED INTO 4 PADDOCKS

Registered in England No: 52362 Registered Office: 93 High Street, Wigton, CA7 9PG
VAT Reg No: 256 4393 42
Directors: DA Harrison (Chairman); J.T Brockbank; J Dixon ; JJ Dixon; IJ Heslop A.I.A (Scot);
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D W Bulman F.R.I.C.S.
Estate Agency Manager
I M Graham
Company Secretary

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

Directions

The villages of Baggrow/Blennerhasset are easily accessible off either the A595 or A596 being signed approximately 1 Mile North of Bothel on the A595 and 2 Miles East of Aspatria on the A596 (or the B5299).

Morland House is located next to the Grey Goat Pub.

General Description



This unique family House was built circa 1995 and occupies a very pleasant detached situation with attractive views and modern appointment.



This excellent private compact Equestrian Property comprises:-

GROUND FLOOR

Covered Porch with quarry tiled steps to

Reception Hallway with balustraded staircase.

Through Lounge



24'10" x 13'10" plus the bay window which has fixed seating. Marble style fireplace with inset Living Flame gas fire. 2 Aerial Points. Double opening glazed doors to

Dining Room



10'3" x 11'1"

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.

Dining Kitchen



17'3" x 11'9" with a Double Aspect 'Chestnut' style range of floor and wall mounted units with work surfaces, tiled surrounds, bowl ½ sink unit, electric cooker, integrated fridge, ample dining space.

Utility Hall

13'11" x 7' with a fitted cupboard containing plumbing for washing machine and power points for freezer.

Rear Porch with **Downstairs Cloakroom** (W.C. and wash hand basin).

Double Garage

22' x 19' with gas boiler; 2 up/over doors, 2 windows. Power and light. Storage loft. Door to utility

FIRST FLOOR

Landing with Airing cupboard

Front Master Bedroom

13'11" x 12'8"



En-Suite Shower Room

Pedestal wash hand basin, close coupled W.C., shower cubicle with thermostatic control

Front Bedroom 2

13'8" x 12'1" including wall to wall fitted wardrobes

Rear Bedroom 3



13'8" x 12'2". Fitted wardrobes

Bedroom 4

11' x 10'8".

Bathroom

9'8" x 8'1". White 4 piece suite comprising enamelled bath, pedestal wash hand basin, W.C. all in tiled surrounds. Tiled corner shower with thermostatic control. Shelved linen cupboard.

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OUTSIDE

Tarmac drive and turning area; gravelled forecourt and herbaceous borders. Private screened side patio and lawned rear garden. Attached double Garage

Rear Field

Fenced with 4 Paddocks.

3 Sectional Wooden Stables viz

1. 12' x 16'
2. 12' x 14'
3. 12' x 12'

Excellent early grass/arable land. Steel framed 2 Bay Barn. Sheep shelter. The Southern boundary of the field is shown on the deed plan as the centre of the River Ellen which confers fishing rights on the owners. (Note public footpath fenced off around perimeter as shown on plan).

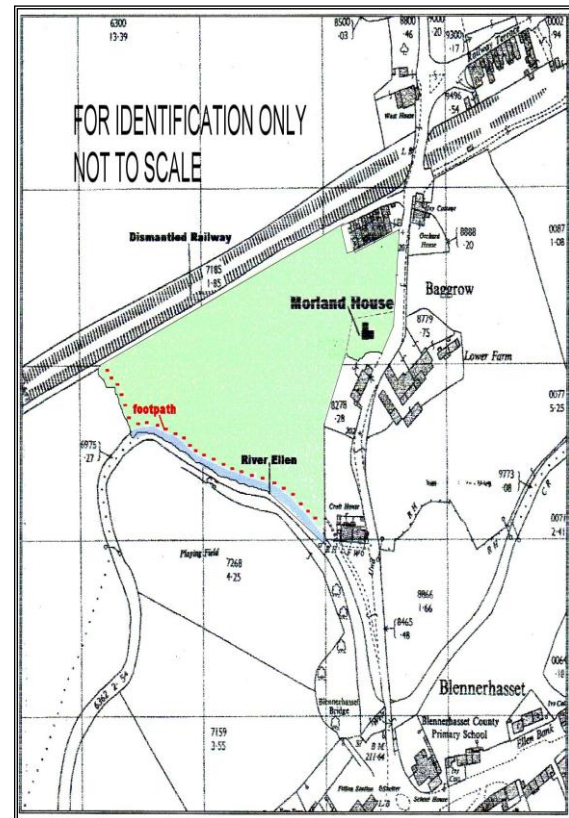
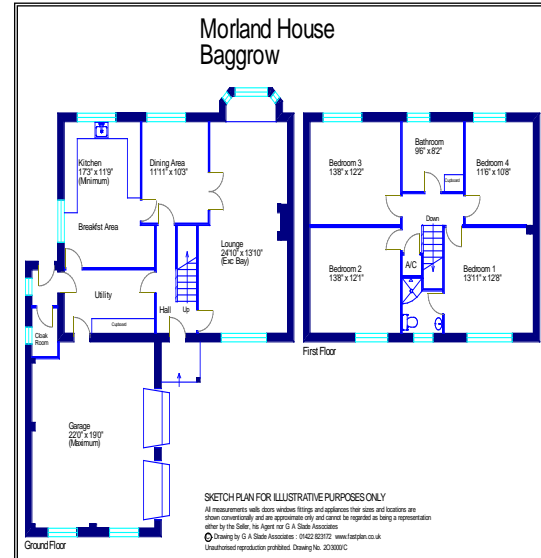


SERVICES

All mains services connected. Gas central heating. uPVC double glazing. Water meter

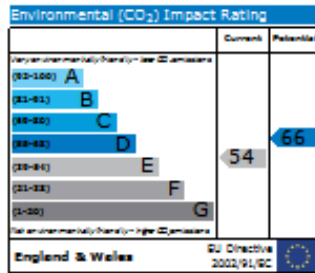
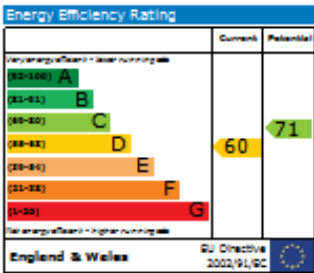
COUNCIL TAX

Band 'D'



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