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AUCTIONEERS · SURVEYORS · VALUERS · ESTATE AGENTS

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

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**EXTREMELY DESIRABLE COUNTRY HOUSE WITH ANNEX**

SUBSTANTIAL DETACHED RESIDENCE STANDING IN TOTAL RURAL PRIVACY IN  
THE CENTRE OF ITS OWN GROUNDS.

2 ½ MILES WIGTON, 13 MILES WEST OF CARLISLE

**WAVERBRIDGE MILL, WAVERBRIDGE, WIGTON, CA7 0DT**



**PRICE REGION £475,000**

3 RECEPTION ROOMS, 5 BEDROOMS, 3 BATHROOMS, 2 DINING KITCHENS,

SANDSTONE OUTBUILDINGS WITH GARDENS, ORCHARD AND GROUNDS OF  
APPROACHING ONE ACRE, BORDERED BY THE RIVER WAVER.

ACCOMMODATION ARRANGED SO AS TO PROVIDE SELF CONTAINED  
2 BEDROOMED ANNEX

IN ADDITION, FURTHER SURROUNDING LAND OF APPROX NINE ACRES MAY BE  
PURCHASED OR RENTED.

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Registered in England No: 52362 Registered Office: 93 High Street, Wigton, CA7 9PG  
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**Directions:**

From the Wigton by-pass on the A596 take the road signposted B5302 towards Silloth Ascending the hill at Waverbridge take the final opening on the left before reaching the brow.

**General Description:**

This most appealing residence is situated at Waverbridge only 2 1/2 miles from the busy market town of Wigton where amenities include church, junior and secondary schools, shops, sports facilities etc. It is a unique property combining the convenience of modern day living standards with unspoilt rural setting by the banks of the river Waver.

This is rare a opportunity to acquire a superb family home in a setting which is truly idyllic and which may appeal to a purchaser seeking to pursue agricultural or equestrian interests.

Formerly a Cornmill the original house was 3 bedroomed. About 8 years ago a 2 bedroomed conversion of the attached barn added the annex which is ideal for a dependent relative if required.

The interesting characterful accommodation which is well presented and nicely appointed provides;

**GROUND FLOOR**

**Entrance Hall** – Connecting door to Annex.

**Lounge:** 15' x 14' approx



A pleasant reception room with focal point fireplace.

**Dining Kitchen:** 17'8" x 12'8"



A range of antique pine floor and wall units incorporating work surfaces. Integrated dishwasher, fridge, freezer, over and hob with extractor fan. French doors to patio.



**Morning Room:** 12'10" x 11'6"



With feature fireplace in an attractive surround.

**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.

### **Utility Room:**

Base unit and work surface with stainless steel sink unit. Plumbed for washing machine. Broom cupboard and airing cupboard housing hot water cylinder and oil boiler.

### **Bathroom**

Recently installed white 3 piece suite, corner bath with hand mixer shower, washhand basin, and WC.

## **FIRST FLOOR**

### **Bedroom 1: 14' x 13'1"**



A quality range of fitted wardrobes, with rural views to the fells.

### **Bedroom 2: 13'4" x 12'1"**



With windows in two elevations giving rural views to the field.



### **Bedroom 3: 10'11" x 9'11"**

Spacious built in cupboard with field views.

### **Shower Room**

Mira electric shower in cubicle, washhand basin and WC.

## **ANNEX**

## **GROUND FLOOR**

**Hall:** – With understairs cupboard, exposed stonework to wall

### **Lounge: 13'9" x 10'2"**



A pleasant room with electric fire and feature surround.

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**Kitchen:** 13'6" x 7'10"

A range of fitted floor and wall units with worksurfaces, integrated dishwasher, oven, hob and fan. Open plan via 3 steps to:



**Dining Room:** 13'6" x 8'8"

Including dresser.

**FIRST FLOOR**

**Landing:** – with connecting door to main House.

**Bedroom 4:** 13'10" x 13'8"



A well proportioned room with plenty of window.

**Bedroom 5:** 10'5" x 9'2"

With walk in cupboard.

**Bathroom:**

Jacuzzi bath, washhand basin, WC, and shower in tiled cubicle, built in linen cupboard.

**OUTSIDE:**

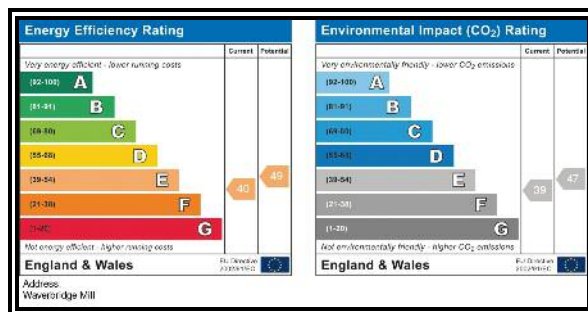
Driveway with gated access to yard providing ample parking for several vehicles.

**Former Mill** – with some surviving timbers, used for housing stock, **Tool Shed**, **Former stable block** – with power and light. **Former Hulls** – which has been converted to make a useful store. **Coal house**. **Orchard** to the side with **Greenhouse**. Between the stabling and hulls is a small **Garth**, to the front is a raised **Garden** with stone retaining wall and steps to a gravelled area.



**NOTE:**

It should be noted that a public footpath running between Waverbridge and Blencogo crosses this property.



**SERVICES:**

Mains electric and metered water, septic tank drainage, oil fired central heating, upvc double glazing, LPG fire, Alarm system.

**VIEWING:**

Through the Agents, Hopes Estate Agents, 016973 32018.

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