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AUCTIONEERS · SURVEYORS · VALUERS · ESTATE AGENTS

HOPES
of Wigton
ESTATE AGENTS



AN ATTRACTIVE 5 BEDROOMED
TRADITIONAL SANDSTONE FARMHOUSE

WITH A LARGE COBBLED COURTYARD, SURROUNDING BARNs AND FARM BUILDINGS
BENEFITTING FROM VIEWS OF SURROUNDING COUNTRYSIDE
SITUATED IN THIS QUIET RESIDENTIAL/FARMING VILLAGE
4.5 MILES NORTH OF WIGTON, SOME 9 MILES WEST OF CARLISLE

WIGGONBY HOUSE, WIGGONBY, WIGTON. CA7 0JR



PRICE REGION £480,000

OPTIONAL 1.38 ACRES AVAILABLE TO THE PURCHASER

THIS CHARACTERFUL PROPERTY BRIEFLY COMPRISES
CENTRAL HALLWAY WITH PERIOD STAIRCASE, LIVING KITCHEN, DAIRY, SITTING ROOM,
DINING ROOM, LIVING ROOM, GOOD LANDING & STAIRWELL, 4 DOUBLE BEDROOMS, 1
SINGLE BEDROOM, STORE/BOX ROOM, BATHROOM

FRONT LAWNED GARDENS

Registered in England No: 52362 Registered Office: 93 High Street, Wigton, CA7 9PG
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Lewis West (B.Sc. Hons)
Estate Agency Manager
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ALSO AT 8 STATION ROAD, SILLOTH CA7 4AE - 016973 32018

Directions

Wiggonby is well signposted off the A596 between Wigton and Thursby and is between 1½ and 2 Miles off the main road. Wiggonby House is located on the main road through Wiggonby on the Eastern edge of the village.

General Description

The accommodation provides;

GROUND FLOOR

Covered Porch with Entrance from the cobbled yard leading to:-

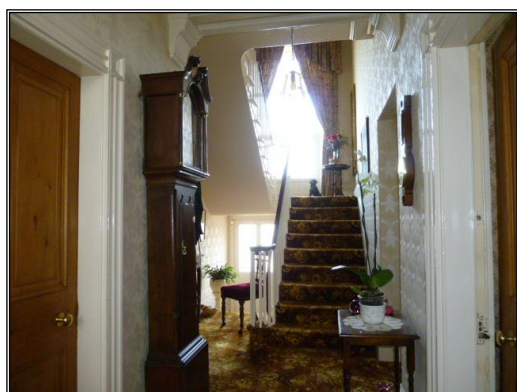
Living Kitchen

20' x 15' with fitted cupboards and work surfaces, stainless steel sink and plumbing for dishwasher. Oil fired Aga (heats domestic hot water). Leading from the Kitchen is an Inner Passageway with;

Dairy

11' x 14'8". Used as storage/pantry.

Central Hallway



With a period staircase and half landing window

Dining Room



14'6" x 13'10. With feature marble surround and tiled fireplace.

Sitting Room

14'7" x 14' with open tiled fireplace.

Living Room



15' x 11'5" with open tiled fireplace.

FIRST FLOOR

Good square landing and stairwell – 20' x 7'10" overall.

Back Bedroom

14'9" x 11'5".

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.

Front Bedroom



11'7" x 13'10".

Single Bedroom

9'3" x 9'3".

Front Bedroom



13'10" x 13'10".

Back Bedroom

14'9" x 11'1".

Bathroom

14'10" x 9'10". With 4 piece suite; bath, pedestal wash hand basin, shower cubicle with electric shower and WC. Built in airing cupboard.

SERVICES

Electric heating, uPVC double glazing, septic tank drainage. Mains water and electric.

OUTSIDE



To the front of the property are levelled lawned gardens with herbaceous borders with a further lawned garden beyond featuring 2 mature copper beech trees leading round to lawned garden area with **Outside WC.**



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Yard and Buildings



Grouped around the cobbled yard and anti-clockwise comprising;

Utility Wash House with stainless steel sink (hot & cold water) and plumbing for washing machine and adjoining store. Lofted barn range with; 6 Stall Byre, Workshop, Garage, Barn (original stone granary steps), Small store, 4 Stall Byre.

Concrete Block 3 bay stock shed.

Brick built 3 bay stock shed. Lofted range with small calf shed, two 6 stall byres, 2 small calf sheds.

Archway through to concreted yard with brick built 4 bay stock shed.

NOTES

Optional 1.38 acres available by further negotiation to the purchaser of the house only, which is located over the road; opposite the entrance to the cobbled yard.

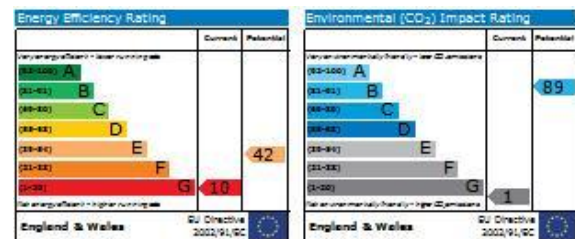
COUNCIL TAX

Band 'D'.

VIEWING

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

EPC



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