



GRISDALES

PROPERTY SERVICES



West House , Wigton, CA7 2QX

£420,000

**** WITH THE OPTION OF 3.5 ACRES OF ADJOINING LAND - OFFERS IN THE REGION OF £50,000 ****

We are delighted to be selling this smashing three bedroomed former farmhouse with adjoining barn, hayloft and two further outbuildings, all set within approximately 2/3rds acre of land and with stunning views from the front over countryside to the Scottish hills in the distance. There's also the opportunity to purchase an additional 3.5 acres of pasture land adjacent to West House. The house itself, built in 1771, holds an abundance of happy memories and it has been well loved and maintained since the present family moved in in 1965 but it now requires to be upgraded and will be a terrific project for someone with flair and imagination. The adjoining barn and hayloft provides a perfect opportunity to extend the main house or you could take advantage of the existing planning permission and create two apartments which could give an additional income from letting. Located in Gilcrux, it's perfectly placed for good access to Cockermouth (5.5 miles), the Lake District and west coast towns and industries and being in the catchment area for some Outstanding schools we know it will be a big hit with families looking for a "forever" home. There aren't many opportunities which come along like this so come and have a look and make your dream come true.....

*** NO CHAIN *** PROJECT *** POSSIBLE BUILDING PLOT ***

And don't forget

*** THIS PROPERTY COMES WITH THE OPTION OF 3.5 ACRES OF ADJOINING LAND - OFFERS IN THE REGION OF £50,000 ***

Helping you find your perfect new home...

www.grisdales.co.uk

40 Main Street, Cockermouth, Cumbria, CA13 9LQ | T : 01900 829 977 | E : cockermouth@grisdales.co.uk

OWNERS' COMMENTS

"West House comes with a wonderful feeling of space"

THINGS YOU NEED TO KNOW

Oil central heating;
Double glazing.
LPG to gas fire in front room
Mains drainage

ENTRANCE

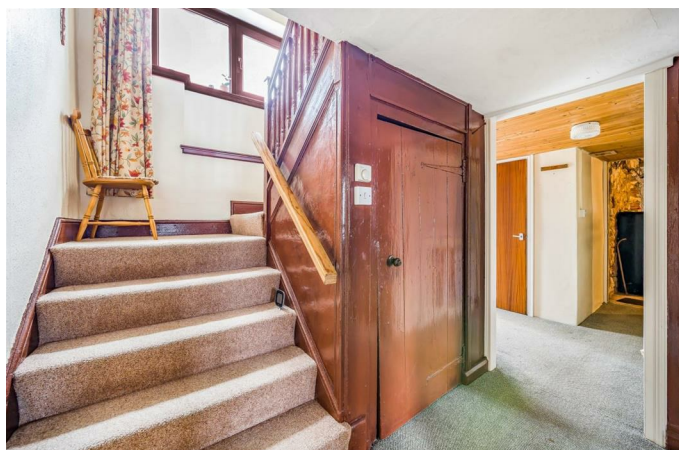
The property is accessed via a uPVC door with frosted glazing panels and that leads directly into:

SITTING ROOM

14'11" x 14'1" (4.55 x 4.30)

With window to the front, gas fire on tiled hearth with matching surround and dark stained mantlepiece over, telephone and television point and dark stained cupboards either side of the fireplace, including cupboards and shelving, desk area etc. Gold effect wall lights, door leading into:

INNER HALL



With stairs to the first floor, under-stairs cupboard, upvc door to the rear, wall mounted coat hooks, part pine clad ceiling, door into the barn and cloakroom.

DINING ROOM

13'10" x 11'10" (4.22 x 3.62)

With an aspect to the front. Telephone point.

KITCHEN

11'6" x 9'0" (3.53 x 2.76)

Fitted with a range of base and wall units in oatmeal colour with wood effect laminate worktop over and beige ceramic tiled splash-back. Kitchen includes 1.5 bowl stainless steel sink with mixer tap, plumbing for a dishwasher, point for electric cooker and space for fridge/freezer. Shelving, spotlight and window overlooking the rear.

SUN ROOM/CONSERVATORY

15'5" x 8'4" (4.72 x 2.55)



With windows to three sides, double doors to the rear and plastic roof. Grey painted floor and wall mounted lighting.

CLOAKROOM

6'1" x 2'5" (1.87 x 0.75)

WC with matching toilet paper holder, matching wash basin set within vanity unit with marble effect laminate top, double cupboard below and cream ceramic tiled splash-back, pine clad ceiling, frosted window to the rear and extractor fan.

STAIRCASE & LANDING



Dog leg staircase with large window at half landing level overlooking the rear garden. Access to three bedrooms and a door into the first floor barn accommodation.

BEDROOM ONE

14'2" x 13'11" (4.32 x 4.25)

Spacious double bedroom to the front with two windows giving a fabulous view! Two large built in cupboards with hanging space and shelving. Wall lighting.

BEDROOM TWO

14'1" x 12'2" (4.31 x 3.73)

Double bedroom to the front with a delightful view!

BEDROOM THREE

10'3" x 9'3" (3.14 x 2.82)



Double room to the rear and access into the loft.

BATHROOM

8'1" x 5'10" (2.48 x 1.79)

Fitted with bath with chrome tap connected shower over, recessed shelving, grab handle and large wall mounted radiator. Low level WC, white wash basin set into Formica top with sliding double cupboard below. Fitted around sanitary fittings with green ceramic tiled splash-back, wall mounted heater, shaver/light, window overlooking the rear garden, recessed shelving, cupboard with sliding doors.

BARN & PLANNING PERMISSION

There are doors from both the ground and first floor levels of the main house which lead into the adjoining two storey barn, part of which has recently been used as additional accommodation to the main house. It's generally in poor condition and requires to be upgraded. Storage heaters are fitted in places and there there is electricity and water.

Planning permission was granted in 1972 for consent to convert part of the barn into two flats and the work has started so the consent will still remain in place. It could also be used to extend the main house, subject to consent.

ROOM ONE GROUND FLOOR

19'1" x 10'9" (5.82 x 3.28)

With exposed stone wall and opening into:

UTILITY AREA GROUND FLOOR

10'6" x 5'10" (3.22 x 1.78)

Vinyl flooring, plumbing for two appliances.

INNER LOBBY AREA GROUND FLOOR

Window to the rear and door into:

ROOM TWO

15'9" x 7'11" (4.82 x 2.42)



Has been used as a bedroom/reception room. With window and a front aspect, shelving and cupboard with shelving and hanging space.

ROOM THREE

10'11" x 8'10" (3.34 x 2.71)



With shelving, cupboard with shelving and hanging space and an aspect to the rear.

THE BARN - FIRST FLOOR

From the first floor of the main house, a door leads into the first floor of the barn.

LARGE ROOM

27'11" x 17'10" to the breeze block wall (8.51 x 5.44 to the breeze block wall)

Currently used as a games room. With ceiling beams, exposed roof, exposed stone wall, two openings into an smaller area. Overlooks the Hayloft (see below)

HAYLOFT

24'6" plus mezzanine level x 18'9" (7.47 plus mezzanine level x 5.73)

From the driveway at the rear, a barn door leads into a two storey area which is currently used as a workshop/store. To one side is a mezzanine loft area above two smaller storage rooms, part breeze block walls and part exposed stonework. Exposed roof trusses and beams etc, hayloft door, workbench, shelving and electricity.

EXTERNAL - FRONT

The front of the property is surrounded by green painted railings with a gate and a concrete path to the front door and lawn areas either side, surrounded by gravel and well-established shrub and floral borders. A path leads to the rear of the property from the front.

EXTERNAL - DRIVEWAY



A gateway from the road provides driveway access to the rear of the property with ample parking for several vehicles.

GARAGING

29'7" x 16'0" (9.04 x 4.89)



A stone built building with two openings and a corrugated roof which has been used as a large garage in the past.

OUTBUILDING / POSSIBLE BUILDING PLOT

32'10" x 11'6" minimum (10.02 x 3.51 minimum)

There is a brick built outbuilding by the gate with additional stable to the side.

Removal of the detached outbuildings would free up an area for a building plot, subject to planning etc.

EXTERNAL - REAR



From the rear of the property stone steps flanked either side by borders with heather and planting etc lead to a small patio area, beyond which is a large informal garden with some very well established and mature trees, shrubbery, fruit bushes etc. It's a haven for wildlife! There's also a stone surround for a small pond, outside tap and directly behind the house there is a small lawn and gravelled area with a modern bunded oil tank and propane gas cylinders. All in all the garden is understood to extend to around 2/3rds acre.

LAND



At the far end of the garden there is a large gate which leads onto a track and beyond this is a 3.52 acre piece of land which is available to purchase by private separate negotiation. The land is currently let to a farmer, the lease of which will expire on 31.10.24. The Vendors would be looking at offers around £50,000 for this land.

OUTLOOK - FRONT



From the first floor front windows there are fabulous open views over countryside to the Solway Firth and the Scottish Fells in the distance - beautiful sunsets!

DIRECTIONS

From Cockermouth take the A594 towards Maryport taking the right hand turn signposted for Tallentire. Continue through Tallentire and take the right hand turn where signposted for Gilcrux. Enter the village and the property can be found on the right hand side, just after the modern detached houses.

COUNCIL TAX

We have been advised by Cumberland Council (0303 123 1702) that this property is placed in Tax Band D.

VIEWING ARRANGEMENTS

To view this property, please contact us on 01900 829977.

NOTES TO BROCHURE

Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. None of the appliances, heating system or fittings included within the sale have been tested or can be assumed to be in full working order. Purchasers are strongly advised to satisfy themselves by way of survey and their own enquiries. The brochure does not constitute a contract, part of a contract or warranty.

THE CONSUMER PROTECTION REGULATIONS 2008

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

MOVING WITH GRISDALES

Moving is an exciting time but only if everything proceeds smoothly. Whether you are selling, letting, buying or renting, we understand that moving home can be a very stressful and daunting prospect. That's why, at Grisdales, we work together as a team, giving dedicated support and advice every step of the way to help your move run as smoothly and efficiently as possible.

FREE MARKET APPRAISAL

If you are thinking of moving, we offer a completely free market valuation and appraisal of your existing home. We will advise you upon an asking price which accurately positions your property in the current market place, maximising viewings and your sale prospects.

LETTINGS AND MANAGEMENT

If you are interested in property as an investment, we can help you every step of the way from Buy to Let advice to effective property letting and management.

SURVEYS AND VALUATIONS

We want your purchase to live up to those dreams, hopes and expectations. You need to know that your new home will not only be a sound investment, but also one which you will enjoy without the worry of the unknown. Grisdales offer a wide range of survey and valuation reports to meet different needs all backed by the qualification, experience and knowledge of a Chartered Surveyor.

MORTGAGE ADVICE BUREAU

Grisdales work with Mortgage Advice Bureau, one of the UK's largest award winning mortgage brokers, offering expert professional advice to find the right mortgage for you. We have access to over 11,000 mortgages from over 90 different lenders across the UK.

Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property.

Mortgage Advice Bureau - Doing what's right for you.

Your home may be repossessed if you do not keep up repayments on your mortgage.

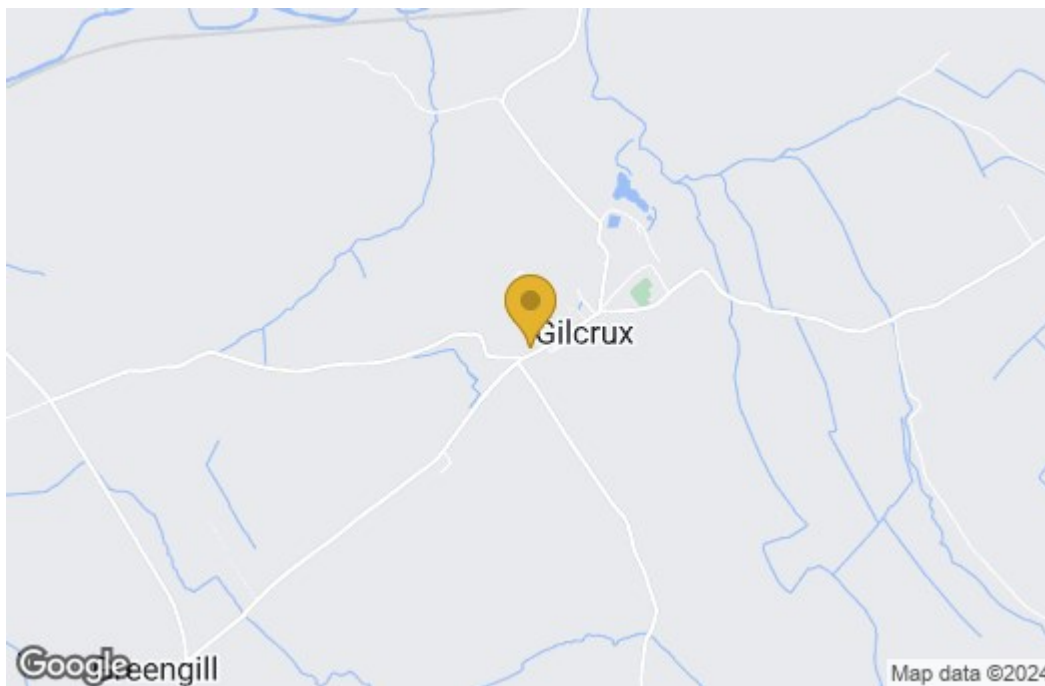
There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed."

To find out how we can help you realise your dreams, just call your nearest Grisdales office.

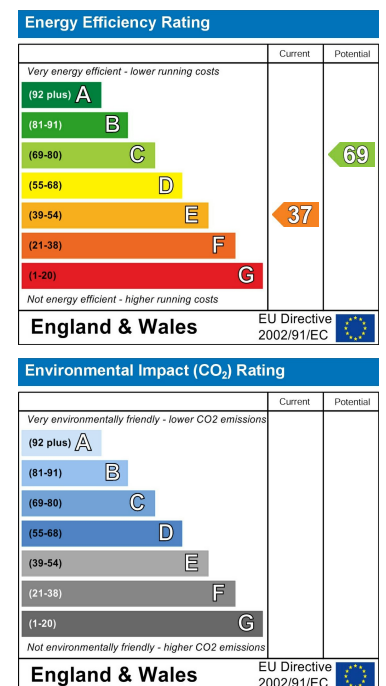
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.