



# GRISDALES

PROPERTY SERVICES



## Ghyll House Oughterside, Wigton, CA7 2PT

**£380,000**

Built in the 1790's this gorgeous Late Georgian three bedroomed detached home was an original farmhouse so can probably tell many a story and although lots of traditional features remain (such as coving, mouldings, picture and rado rails, deep skirting boards etc) it's also bursting with modern life, energy and colour.

We love every nook and cranny inside, and as for outside - the garden is beautiful having been perfectly and thoughtfully planted with a great variety of roses, flowers, shrubs etc, the result of which is an abundance of colour and personality. It includes seating areas with patios with pergolas and it's extremely private too.

The house itself is beautifully proportioned with two receptions and a kitchen downstairs and upstairs three bedrooms and a family bathroom. Oil central heating, solar panels and double glazing complete the package.

Adjoining the house are two barns and a large garage - these spaces offer great potential, particularly to someone who is self-employed, or a car enthusiast - a great place to work. Alternatively you could convert them to create a fourth bedroom - subject to planning.

All in all, a fabulous home with gorgeous gardens and some superb storage/work space.

Helping you find your perfect new home...

[www.grisdales.co.uk](http://www.grisdales.co.uk)

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## OWNERS' COMMENTS

"The day I first viewed my house I fell in love with it - it wrapped itself around me and made me feel welcome. It's not just a house it's a home. Very tranquil with great neighbours. If you love gardening as I do you will love the outside space."

## THINGS YOU NEED TO KNOW

Oil central heating and double glazing;  
Pine doors with brass ironmongery to most rooms.

## ENTRANCE

The property is accessed via a uPVC door and that leads into:

## ENTRANCE HALL

With doors leading into the sitting room, dining room and kitchen and stairs leading to first floor with useful understairs alcove.

## SITTING ROOM

24'7" x 11'3" (7.50 x 3.43)



A super dual aspect room with a window to the front and a larger window to the rear. Fireplace alcove with sandstone hearth and stone surround and multi-fuel stove. Television points and wall lighting.

## DINING ROOM

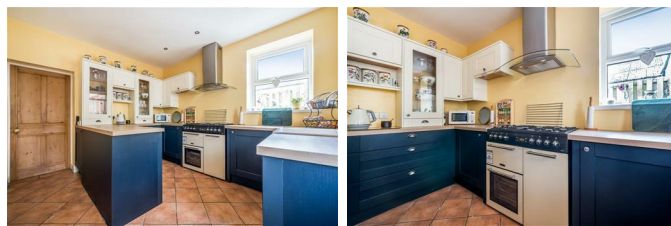
14'9" x 11'5" (4.51 x 3.50)



Fireplace alcove and multi-fuel stove and hearth and window overlooking the front garden. Oak flooring, coving and ceiling rose.

## KITCHEN

12'8" x 10'5" (3.88 x 3.20)



Comprehensively fitted with a range of base units in smart navy blue with complimentary wall units in cream and with laminate worktop over. Includes Belfast style sink with chrome mixer tap, integrated dishwasher, space for Range style oven with stainless steel and glass canopy over. Tiled floor, spotlighting and shelved pantry. Door to the hallway and part glazed door leads to the sun room.

## SUN ROOM

9'11" x 7'3" (3.04 x 2.23)



With continuation of kitchen flooring, UPVC doors to the rear and fitted to two sides with PVC windows. Plastic roof, window into the kitchen and door leading into the utility room.

## UTILITY

8'7" x 7'3" (2.63 x 2.23)



Fitted with stainless steel sink with mixer tap and cupboard below, plumbing for washing machine and space for fridge/freezer. Spotlighting, access into the loft, window to the side and uPVC door to the rear. Oil central heating boiler.

## CLOAKROOM

7'6" x 3'6" (2.29 x 1.09)

Fitted with low level WC and wash basin with tiled splashback, wall mounted shelving and hanging space, continuation of tiled floor and frosted window to the rear.

## STUDY/OFFICE

12'7" x 8'7" (3.85 x 2.63)



Fitted with Velux roof light and window overlooking the side, recessed fireplace, wall mounted shelving within recess and tiled floor and spotlighting. Steps up into Barn 1.

## STAIRCASE AND LANDING



Beautiful staircase with a curved handrail and white painted spindles leads to the first floor with window at half landing level. Attractive ceiling and features, wall mounted shelf and glazed window into bedroom 3.

## BEDROOM ONE

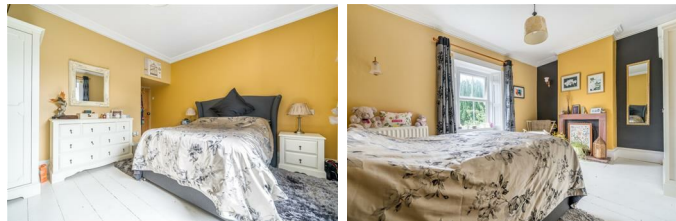
15'2" x 14'6" (4.63 x 4.42)



With two windows overlooking the garden, natural wood floor. Lovely double bedroom with built-in cupboards.

## BEDROOM TWO

14'10" x 14'9" (4.53 x 4.51)



Super double bedroom with white painted floor, coving, large window overlooking the garden and lovely features around the window. Feature fireplace in cast iron with sandstone surround and hearth.

## BEDROOM THREE

11'5" x 8'11" (3.49 x 2.74)



Double room with coving.

## BATHROOM

11'9" x 10'5" (3.59 x 3.20)



From the landing, two steps lead up to the bathroom. Beautifully fitted with walk-in shower with clear door in chrome frame and wall mounted chrome shower and attachments. Low level WC, freestanding claw foot bath with chrome tap connected shower and white pedestal wash basin with two chrome taps. Painted tongue and groove panelling around the bathroom, tongue and groove ceiling with spotlights and access into the loft. Stylish bathroom accessories, dark stained wooden floor, double louvre fronted cupboards with shelving, frosted window to the rear and ample space for bathroom furniture.

## BARN ONE

14'11" x 12'6" (4.56 x 3.83)



With uPVC door to the side, apex ceiling and door leading into:

## BARN TWO

18'8" x 13'4" (5.70 x 4.08)



With concrete floor, apex ceiling with chipboard and fitted with work benches, shelving, etc. Door leading into:

## GARAGE

19'1" x 16'11" (5.82 x 5.17)



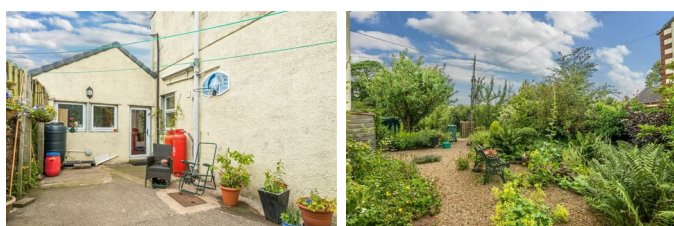
Suitable for 2 cars. With up and over single garage door, concrete floor, vaulted ceiling with chipboard and exposed stone walls.

## FRONT GARDEN



Gorgeous garden with lawn to the centre and surrounded by shaped flower borders with an abundance of roses, flowers, shrubs etc. Includes a rose garden in front of the house, patio and pergola with further areas to sit, and all surrounded by mature trees and hedging.

## SIDE GARDENS



Accessed via the front garden and rear courtyard this provides an additional private garden which is generally laid with shillies and with pond and sandstone surround, beautiful shrub and floral borders. Wood store. Pedestrian gate to the lane. The second side garden is laid with concrete.

## REAR COURTYARD



Accessed from Well Lane via a gate and enclosed by a stone wall. A lovely courtyard garden This also provides off road parking for one car.

## DIRECTIONS



From the school head towards Beech Hill and take the first turning on the right, then the first turn on the left into Well Lane. The property is approached from the rear and there is no access to the front of the property from the road.

## COUNCIL TAX

We have been advised by Cumberland Council (0300 373 3730) 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.

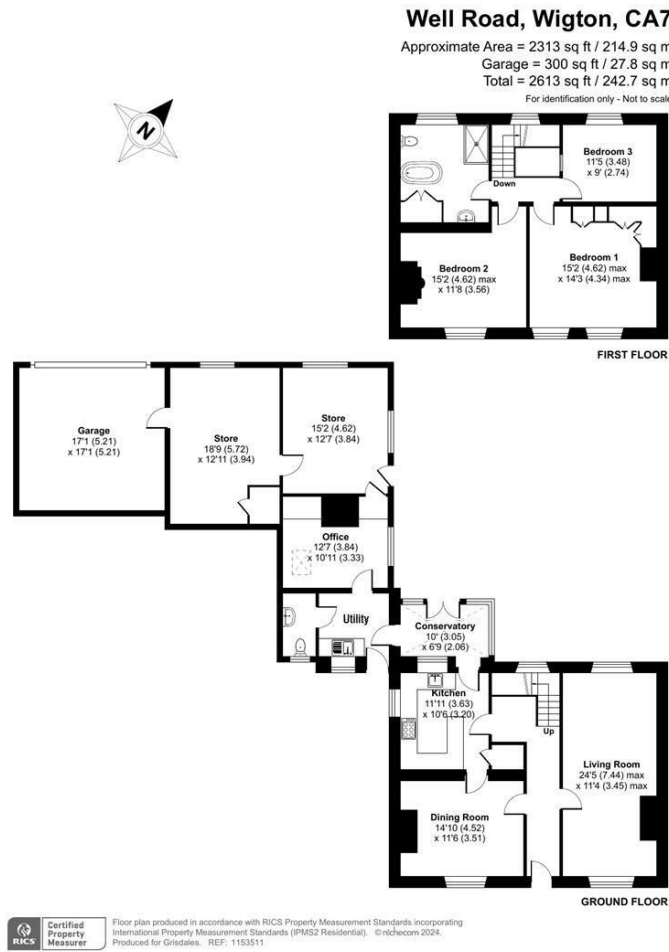
## **MORTGAGE ADVICE**

Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

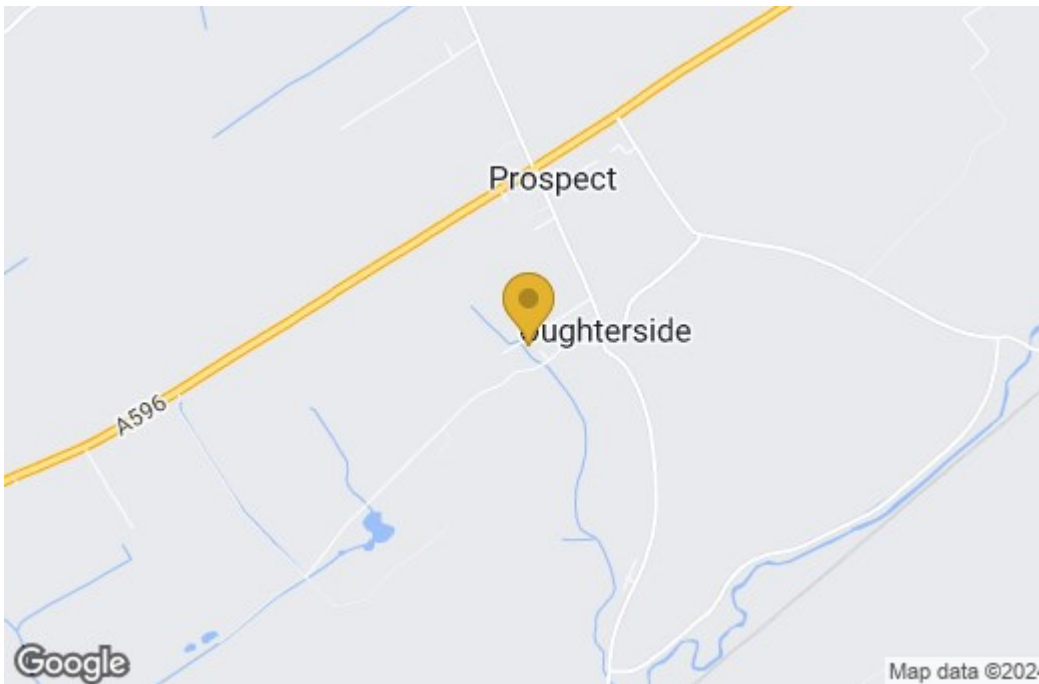
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

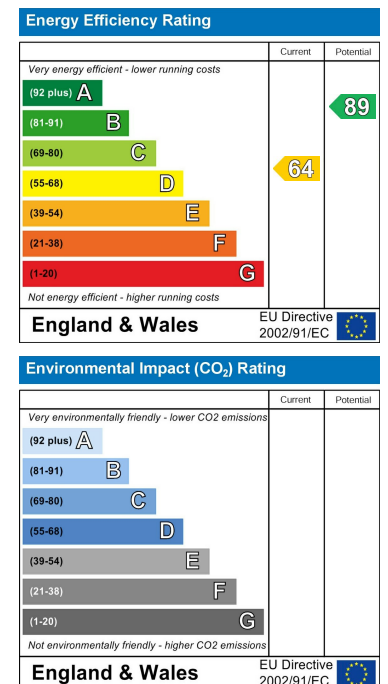
## Floor Plan



## 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.