



Ghyll House Oughterside, Wigton, CA7 2PT

Offers In The Region Of £374,500

The house is beautifully proportioned, with two reception rooms and a kitchen on the ground floor, and three bedrooms plus a family bathroom upstairs. Oil central heating, solar panels, and double glazing complete the practical features.

Built in the 1790s, this gorgeous Late Georgian three-bedroom detached home was originally a farmhouse and is full of character and history. Many traditional features remain, including coving, mouldings, picture rails, and deep skirting boards, while the interior also bursts with modern energy, light, and colour.

Outside, the gardens are a true highlight. Thoughtfully planted with a wide variety of roses, flowers, and shrubs, they are full of colour and personality. Multiple patios with pergolas provide seating areas, creating a private and peaceful outdoor retreat.

Adjoining the property are two barns and a large garage, offering excellent potential for a home business, a car enthusiast, or additional living space. Subject to planning, these could even be converted into a fourth bedroom or further accommodation.

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

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. Spot lighting, 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 spot lighting. 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

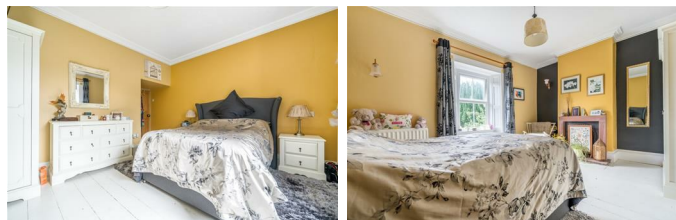
15'2" x 14'6" (4.63 x 4.42)



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.

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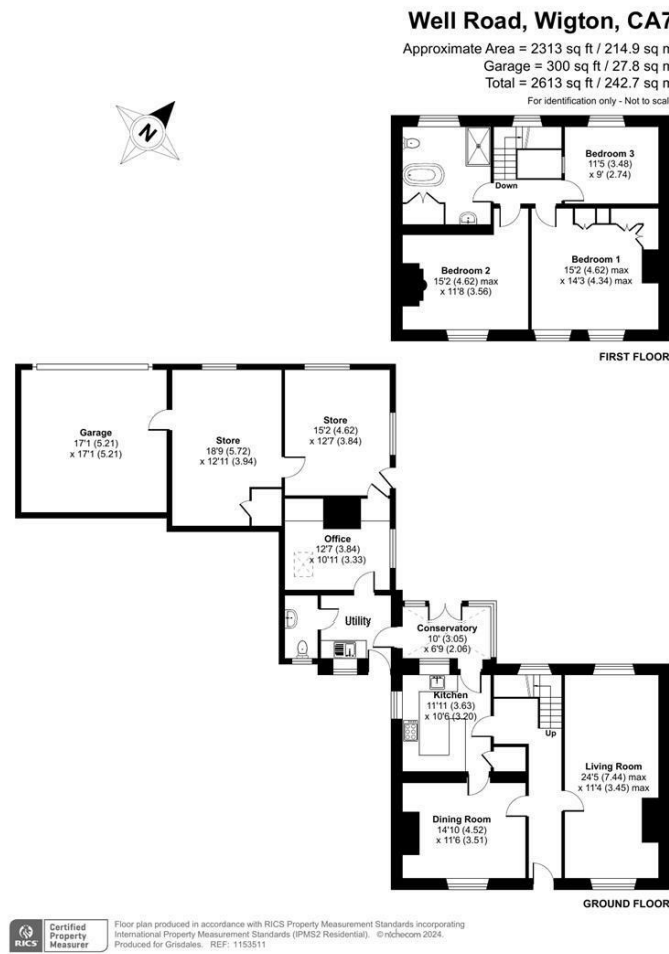
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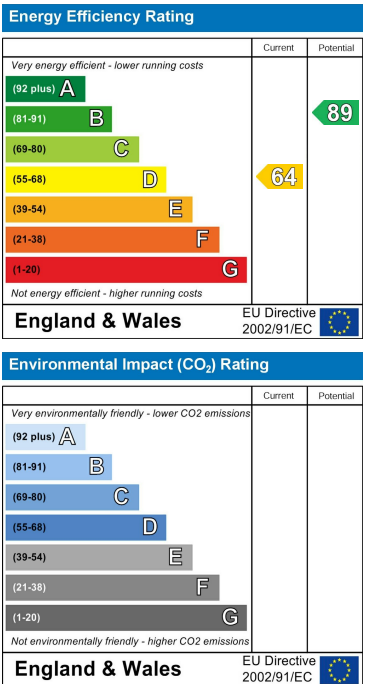
Floor Plan



Area Map



Energy Efficiency Graph



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