GRISDALES
PROPERTY SERVICES

Low Green Farm Bothel, Wigton, CA7 2JA

£525,000

Bult in 1810 Low Green Farm is truly the most gorgeous of homes which has been sympathetically restored over the last 19 years to the highest of specifications with many traditional features having been retained, including beams, fireplaces and the cast iron range.

There is an abundance of accommodation including three reception rooms, all of which are centred around the hub of the home - the fantastic and very stylish "Atlantis" kitchen - and in total there are five bedrooms, three bathrooms and three attic rooms. All that said it doesn't feel overwhelming and the layout of the rooms works perfectly if you have teenagers or an elderly dependent - you could easily create an annexe.

Outside it stands in informal grounds, the back garden being a sun trap and very private, and along with ample parking there's a summerhouse and three large barns - ready for conversion (STPP), but perfect if you need good storage space.

From the front there is a delightful view over rooftops to the countryside and Lake District fells in the distance. IT'S ABSOLUTELY PERFECT!

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THINGS YOU NEED TO KNOW

Oil central heating
Double glazing
A considerable amount of work has been carried out over recent years including: rendering, a new consumer unit and full certification, double glazing, new kitchen and bathrooms, new flooring, new stoves, erection of the summerhouse, redecoration etc.

ENTRANCE

The property is generally approached from the rear. A composite door with clear glazing panel leads into:

UTILITY ROOM

9'9" x 8'11" (2.99 x 2.73)

With brick-built pillars with natural wood worktop over, Belfast syle and chrome mixer tap and space for 3 appliances. Black tiled floor, spotlighting and a good range of shelving, access into a small loft and window to the side. Door leading into:

KITCHEN

26'0" x 8'5" (7.94 x 2.57)

An "Atlantis" bespoke kitchen which has been beautifully fitted with a comprehensive range of base and wall units in pale grey oak with white granite worktop over and matching upstand with ceramic tile splashback in places. The kitchen includes a super range of base and wall units, include pan drawers etc all well finished with chunky chrome handles. It includes full height pantry cupboards, space for an American style fridge/freezer, integrated dishwasher, double Carron sink unit with Quooker tap over. 4-ring electric hob by NEFF with extractor fan over, double electric ovens by NEFF set flush to the wall. Karndean floor, timber beams, charcoal grey radiator. 3 windows overlooking the rear and glazed double doors leading into reception room. Steps leading up to:

INNER HALLWAY

With stairs to the first floor, useful understairs cupboard and additional walk-in cupboard housing oil central heating boiler and electrics. Door to shower room and reception room 1.

RECEPTION ROOM ONE

16'2" x 13'5" (4.95 x 4.09)

A superb family room with wood burning stove in sandstone fireplace. Window overlooking the front, upvc door to the front, exposed timber beams and television and telephone points. Door leading into:

DINING ROOM

13'5" x 10'4" (4.10 x 3.16)

With wood burning stove in fireplace, Karndean flooring, exposed timber beams, coving and window overlooking the front. Double glazed timber doors lead into:

SHOWER ROOM

Fitted with shower enclosure and clear screen and chrome shower over, pedestal wash basin and low-level wc. Grey ceramic tiles to the walls and patterned tiled floor. Spotlighting, frosted window to the rear, extractor fan and chrome ladder style radiator.

RECEPTION ROOM THREE

15'1" x 13'5" (4.62 x 4.09)

Accessed via glazed double doors from the kitchen and with slate tiled floor, double French doors to the front and window to the front. Traditional range in cast iron within sandstone fireplace and beam. An open staircase with natural wood treads, handrails and banister with black spindles leads to the first floor which gives access to the second landing, bedrooms 3 & 5 and the shower room.

STAIRCASE AND HALF LANDING

The main staircase leads to a half landing with window to the rear. White painted doors with black ironmongery leads to bedrooms 1,2 & 4, the main bathroom and attic.

BEDROOM ONE

16'2" x 10'11" (4.95 x 3.33)

Spacious double room to the front with built in wardrobes.

BEDROOM TWO

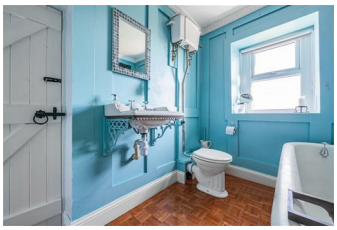
13'6" x 11'1" (4.13 x 3.40)

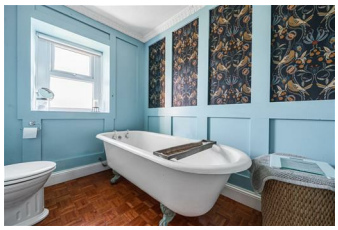
Double room to the front.

BEDROOM FOUR
10'0" x 9'2" (3.06 x 2.81)

Double room to the rear.

FAMILY BATHROOM





Fitted with a freestanding cast iron bath with 2 chrome taps; WC with high level cistern and Thomas Crapper wall mounted washbasin with 2 chrome taps. Parquet floor, coving, wood panelling, recessed shelving and chrome traditional style Victorian radiator. Frosted window to the rear.

FIRST FLOOR LANDING (No 2)
With wood effect flooring, window to the side, access into the loft via a pull down ladder and oak doors with chrome ironmongery lead into bedrooms 3 and 5 and the shower room.

BEDROOM THREE
15'3" x 9'11" (4.66 x 3.03)

Double room to the front with continuation of landing flooring.

BEDROOM FIVE
8'7" x 8'0" (2.62 x 2.44)

A spacious single bedroom with an aspect to the rear and continuation of flooring.

SHOWER ROOM

Fitted with shower enclosure with curved screen in chrome frame and wall mounted chrome shower and attachments. Pedestal wash basin with 2 chrome taps; low-level WC. Traditional style Victorian radiator/towel rail, grey tiled floor and charcoal grey tiled walls.

ATTIC - 3 ROOMS

An alternating tread staircase leads to the second floor accommodation and opens up into 3 rooms. Velux rooflights, natural pine joinery and exposed beams.

DRIVEWAY

A gate leads onto a slate chipped driveway which provides parking for multiple vehicles.

FRONT GARDEN

A stone wall gives way to a sandstone path which leads the front door; steps lead down to a large patio accessed from reception room 3. There is a lawn, with well-established shrub and floral borders.

REAR GARDEN

Paved areas lead down to the rear door of the property. There is a large lawn to the side, all of which is enclosed and with attractive borders. A shillied path leads to the summerhouse.

SUMMERHOUSE

With bi-fold doors, laminate floor, spotlighting and ample space for a variety of uses.

STORE 1
26'6" max x 15'2" (8.09 max x 4.63)

Concrete floor, stone walls and electricity.

STORE 2
15'6" x 15'2" (4.74 x 4.63)
Concrete floor and exposed stone walls, corrugated roof and range of shelving.

STORE 3
41'2" x 15'2" (12.56 x 4.63)
With exposed stone walls, corrugated roof and exposed timber beams. Houses oil tank.

OUTLOOK

From the rear of the property is a fabulous outlook over rooftops to the countryside in the distance and the northern Lake District fells. To the rear/side there is an outlook towards the coast.

DIRECTIONS
From the A595 (opposite the Bothel turn) turn left into the village and Low Green Farm can be found on the corner as the road bends to the right.

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

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

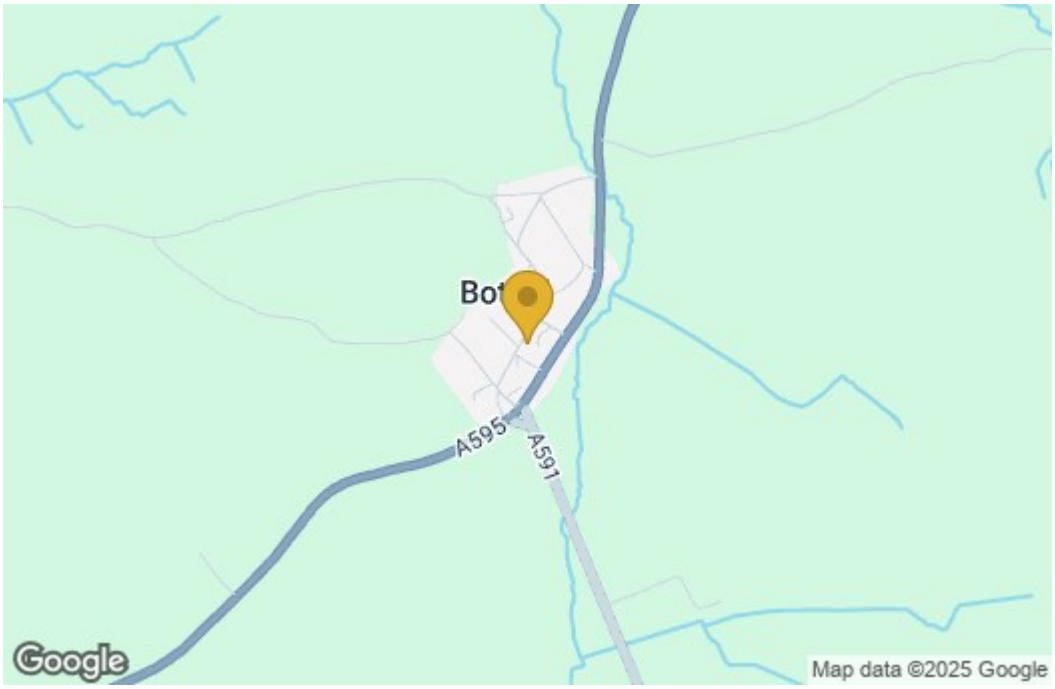
Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

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.

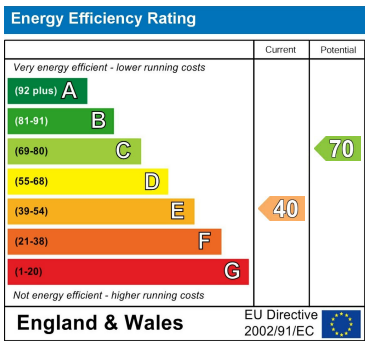
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

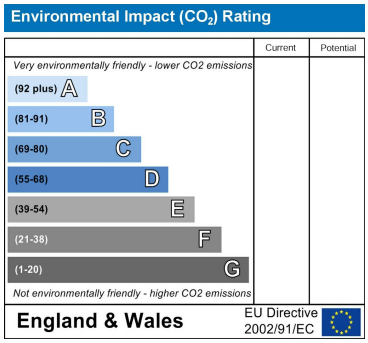
Floor Plan

Area Map



Energy Efficiency Graph





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