



Lacewood  
The Slack | Wigton | Cumbria | CA7 0LX

# LACEWOOD



*Lacewood is a fabulous and historic, four bedroom,  
Grade II Listed farmhouse, set in a 1.75 acre plot.  
Built in the mid 1600's, this property has completely renovated by  
the current owners and finished to a very high standard.*







# ACCOMMODATION

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Lacewood was originally a farmhouse and was owned by the Thompson family for generations before finally being sold to new owners. Since its construction around 1650, only 3 families have owned the property, offering a fantastic opportunity to purchase a truly rare piece of local history. The property sits in a beautiful plot and is private and secure with electric gates.

Like most country homes, the door to the rear is more commonly used. This entrance hall gives access to a generous utility room and space to store coats and boots after a lovely walk. The expansive kitchen and has been sympathetically designed by the current owners. The shaker style units blend perfectly with a crystal blue marble worktop. High end appliances feature throughout, such as two NEFF ovens plus built in microwave and coffee machine. An induction hob boasts a built-in down draft extraction unit, and the twin Belfast sink features an instant hot water tap with integrated cold-water filter. A large double fridge freezer offers plenty of food storage with wine being stored separately in one of the two integrated wine fridges. The kitchen offers a great social hub and enough space for a large dining table and living / day room space. Bespoke French doors offer access to the front of the property. A country kitchen isn't complete without an AGA and lacewood does not disappoint. The AGA is oil fired and adds additional cooking facilities. Underfloor heating ensures this space remains warm and cosy.

The hallway through the property is striking and has the feel of a boutique hotel. Wooden panelling works perfectly with farrow and ball wallpaper to blend modern styling with a traditional country feel. Heading down the hallway you are flanked either side with two reception rooms. The snug faces the front of the property and is the perfect place to relax and watch television, or in this case, play your favourite games. A beautiful feature fireplace is centre stage with original wooden storage cupboards in the alcoves.

Across the hallway the lounge is the main reception room and is a stylish and comfortable space. A log burning stove provides warmth and the large sash window offers the most amazing views of the garden, pond, water fountain and the Solway coast beyond. Continue down the corridor and you will arrive in the formal dining room, easily large enough to comfortably sit 8-10 people. An exposed beam adds charm and character, whilst the marble fireplace adds a touch of class. At the end of the property sits the study. This refined and tasteful space is the perfect place to work from home although would also make a great option for a ground floor bedroom, making use of the ground floor bathroom nearby.

The final room on the ground floor is the games room. Currently featuring a pool table and darts board, the door access provides direct access to the garden making it great for parties. A secure cupboard is accessed from this room, currently used as a gun room. Underfloor heating features in the games room and the gun room, reducing the changes of condensation and keeping your guns in good order.

Lacewood features three staircases with the central one being the most beautiful. At the bottom of this staircase is a bathroom with shower. Under the staircase is a fabulous, bespoke wine store with LED lighting that's colour can be remotely selected. On the first floor, Lacewood offers four, very generous, double bedrooms.





















The primary suite oozes luxury and has its own staircase. Vaulted ceilings, exposed beams, Farrow and Ball wallpaper and Brintons wool carpet all add to the charm of this space. French doors open onto a private balcony, offering views of the garden and Solway coast. A generous walk in dressing room is in the adjoining room offering built in wardrobes and a dressing table. The ensuite bathroom is dressed in marble tiles with tasteful accent lighting. A solid stone, free standing bath in the centrepiece. A large walk-in double shower offers an alternative with all fittings being from renowned manufacturer, Imperial. Additional built-in storage is also available, and the space is flooded with natural light, thanks to two large roof lights.

The primary bedroom suite is linked to the rest of the floor via a library room. This is a bright space thanks to the large roof lights making it a tranquil place to enjoy a good book and a cup of tea. This room would also make a lovely office.

Two further double bedrooms are accessed from the central staircase and are provided with their own bathroom which has been remodelled and offers a large walk-in shower and vanity storage.

Both bedrooms are individually styled and feature original fireplaces. The larger of the two also boasts a generous walk in dressing room. The final bedroom can be accessed either via another bedroom or via the third staircase making this layout very versatile. At the top of the third staircase, you will also find a third family bathroom with free standing roll top bath and separate shower. An exposed stone wall is surrounded by LED feature lighting making it a lovely place to relax and enjoy a hot bath.

























# OUTSIDE

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Lacewood sits in a generous 1.75 acre plot and is sectioned off into three main areas. A front garden with large sandstone patio area. Steps up onto the main lawn and a small goldfish pond and summer house offer a tranquil setting. To the side of the property a mature orchard provides fruit from apple and plum trees, a greenhouse with electricity and raised vegetable beds. A willow living fence has been recently installed providing a nice feature around the sandstone flowerbeds. The rear garden has stunning views and is the perfect place to entertain family and friends. The large lawn area is home to a large pond, currently full of Koi carp, and beautiful fountain. A patio area allows alfresco dining, and the outbuildings have been converted into a storage space / outside bar or kitchen plus outside toilet. The main feature of the patio is the hot tub area with pergola; This is a great place to relax and appreciate the stunning view and amazing sunsets on offer.

The garage has two large electric roller doors and can accommodate four cars. This space is currently used to store one car plus a workbench on one side, while the other side is a well equipt gym. Electricity and water are both available in this building. To the rear of the garage is a mews, originally built as a home for a falcon. This space is currently used for storage but offers a variety of possible uses.















# LOCATION

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Living at Lacewood offers the perfect blend of peaceful rural living and easy access to modern conveniences. The stunning views of the surrounding countryside provide a tranquil backdrop, offering a sense of privacy and escape from the hustle and bustle of urban life. Despite the peaceful setting, local facilities are within easy reach, making everyday life convenient and stress-free. You're only 15 minutes from the Lake District National Park, ideal for outdoor adventures, and less than 10 miles from the historic city of Carlisle, with its fantastic range of shops, restaurants, and cultural activities. Carlisle is also well-connected, with excellent transport links, including the M6 motorway and train services that can whisk you to Edinburgh or Glasgow in just over an hour, or to London in a little over three hours.





# GENERAL REMARKS AND INFORMATION

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**Viewings:** Strictly by appointment through the sole selling agents Fine & Country. Tel 01228 583109

**Offers:** Offers should be submitted to the selling agents, Fine & Country. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest, or indeed any, offer. All genuinely interested parties are advised to note their interest with the selling agents.

**Tenure and Possession:** The Freehold title is offered for sale with vacant possession upon completion.

**Please note:** The access road to the property is owned and maintained by the local farmer although the correct access rights are provided with the deeds.

**EPC Rating:** E

**Services:** Lacewood is served by mains water, mains electricity, private drainage via septic tank, and oil fired central heating. The property obtains broadband via Starlink with download speeds of 237 MBPS.

**Council Tax:** Local authority – Cumberland council. Tax Band F.

**Money Laundering Obligations:** In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted

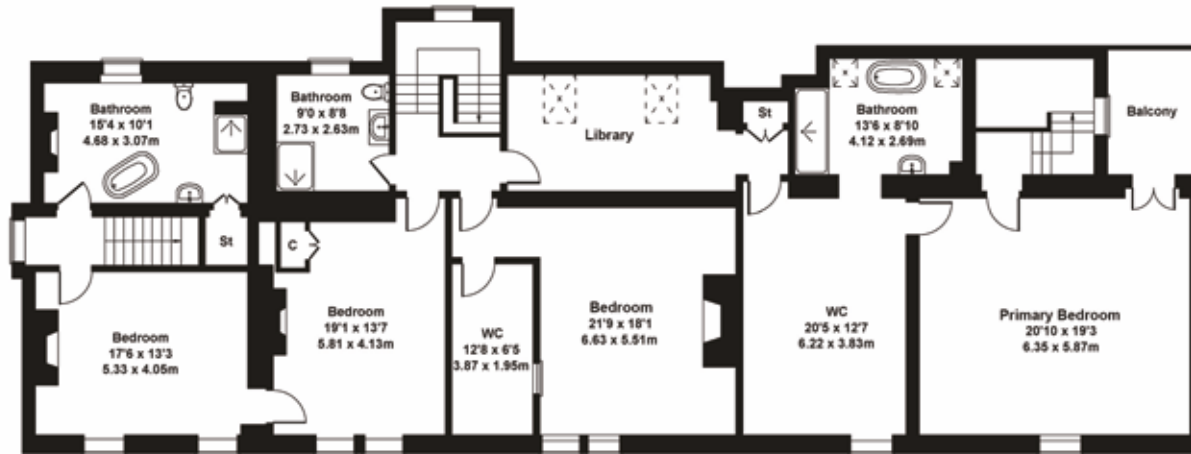
**Website and Social Media:** Further details of this property as well as all others offered by Fine & Country are available to view on our website [www.fineandcountry.co.uk](http://www.fineandcountry.co.uk). For updates and the latest properties like us on [facebook.com/Fine & Country Cumbria](https://facebook.com/Fine%20Country%20Cumbria) and Instagram on [@fineandcountrycumbria](https://instagram.com/fineandcountrycumbria)

**Referrals:** Fine & Country work with preferred providers for the delivery of certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them Fine & Country will receive a referral fee: PIA Financial Solutions – arrangement of mortgage & other products/insurances; Fine & Country will receive a referral fee of £50 per mortgage referral. Figures quoted are inclusive of VAT

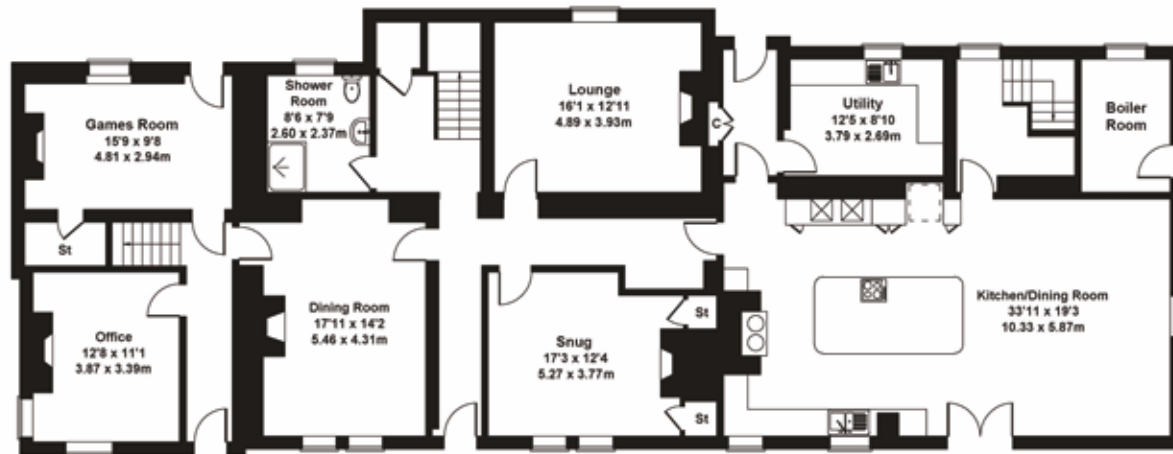


## Lacewood

Approximate Gross Internal Area  
4858 sq ft - 451 sq m

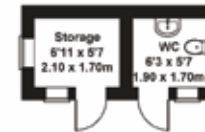
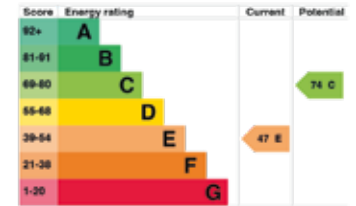


FIRST FLOOR



GROUND FLOOR

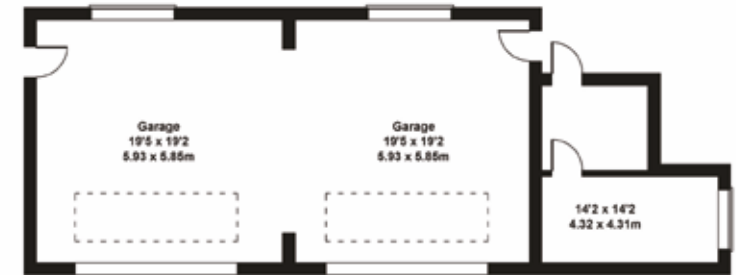
Not to Scale. Produced by The Plan Portal 2025  
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OUTBUILDING S

## Lacewood Outbuildings

Approximate Gross Internal Area  
1291 - 120 sq m



GARAGE

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# FINE & COUNTRY

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Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things that make a home*

THE FINE & COUNTRY  
FOUNDATION

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Fine & Country Cumbria  
50 Warwick Road, Carlisle CA1 1DN  
01228 583109 | [cumbria@fineandcountry.com](mailto:cumbria@fineandcountry.com)

