



The Old Rectory
Hayton | Wigton | CA7 2NN

THE OLD RECTORY



The Old Rectory is a beautiful, Victorian, six bedroom character property, set in a fantastic one acre plot. The property has undergone a complete strip and renovation by the current owners and this has been done sympathetically and to a very high standard.



ACCOMMODATION

The Old Rectory was built around 1861 in a prominent position, offering breathtaking views across the Solway coast. This versatile property also includes a two bedroom annex which is connected to the property but also has its own entrance and separate electricity supply, meter and heating system, making it perfect for either multigenerational living or a rental opportunity.

The entrance hall is stunning and features traditional, solid wooden doors and door linings. A log burning stove adds character and can provide a warm setting in the colder months. From the hallway you can enter one of four reception rooms. The main lounge is a generous, bright space with fabulous views, through a set of French doors, towards the Solway coast. A log burning stove is the focal point of the room and this has an original, Italian marble surround. For a cosier setting, a snug is available in the next room. This former rectory office also benefits from a log burning stove but, this time, with an original sandstone surround.

The dining room is a delight and the perfect place to entertain family and friends. This space can comfortably sit 10 or more people. The large bay window floods the room with natural light and also draws the eyes to the fantastic views of the Solway coast. The dining room has a log burning stove too, with an original, Italian white marble surround.

At the side of the property is an additional reception room, currently used as an office space. This room also offers access to a patio via a glazed door, as well as to a stone staircase leading into the cellar. The cellar would be a fantastic project for someone who has always dreamed of a luxury wine cellar or bar area. The sandstone arches are charming and characterful.

Finally, on the ground floor, also off the hall, is a small bathroom comprising a toilet and wash basin.

The kitchen dining room is true luxury. The units are high quality, German manufactured and supplied by Siematic. The gloss units work perfectly with the Corian worktop and the kitchen features top of the range appliances from Siemens including a microwave oven, steam oven, multizone induction hob and a Quooker instant hot water tap. A walk-in pantry provides additional storage. A modern, Scandinavian wood burning stove with a sandstone surround adds to the character of this room.











You head up to the first floor via a solid and beautifully intricate oak staircase. A large window floods the space with light and offers views to the rear garden and towards Skiddaw and other northern fells in the distance. On the first floor you will find four generous double bedrooms. The primary bedroom boasts fantastic views of the Solway coast with a custom built, solid oak bench window seat plus a luxurious en suite bathroom fitted by locally renowned interior specialists, Carvetti - Town & Country Interiors. A large Duravit bath plus separate walk in double shower feature here and the room is finished with high end porcelain tiles. A family bathroom is also located on this floor, also fitted by Carvetti, and finished to the same high standards. 2 of the other 3 bedrooms on this floor look out towards the coast and the other has views of the rear garden, Skiddaw and other fells.

On the top floor, you will find two further double bedrooms and a bathroom. The vaulted ceilings and exposed beams offer a different, cosier feeling on this floor and the additional elevation only improves

the expansive views in all directions. An additional bedroom was created on this floor during the renovations, now featuring a beautiful, exposed sandstone wall and feature window with decorative stonework to the exterior.

In addition to the 5 wood burner stoves downstairs, the property also benefits from an oil-fired central heating system throughout.

The utility room contains a Belfast sink and drainer and has plumbing and space for several white goods. Stairs from the utility room lead to a large attic landing and then into a superb, insulated, wooden-beamed workspace, located above the annex. It has Velux windows as well as a rear window which overlooks the garden and towards Skiddaw etc. 24 solar panels are located on part of this roof.





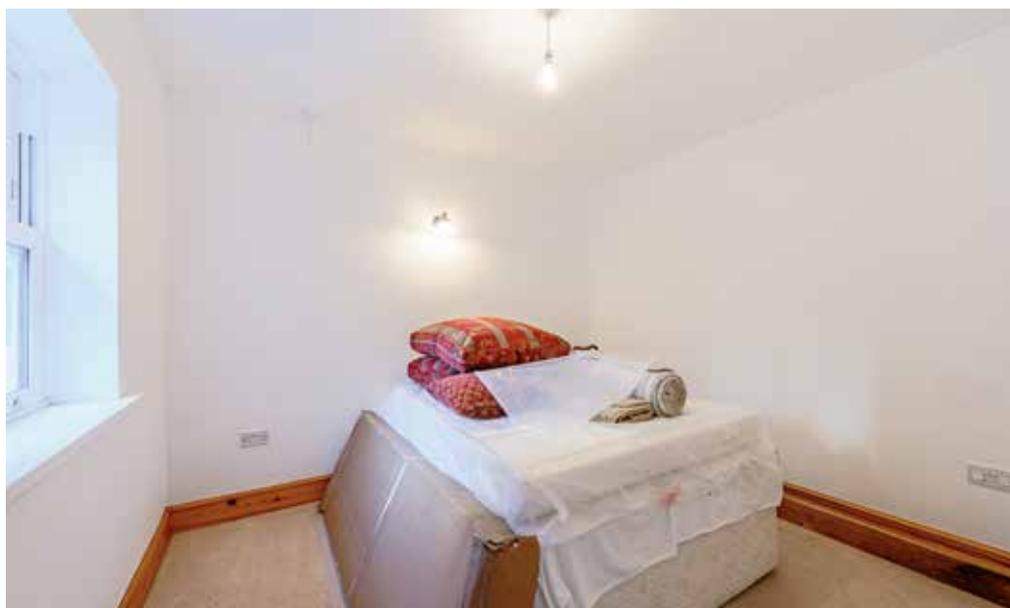






THE ANNEX

The Old Rectory also offers a spacious two bedroom Annex attached. This part of the building can be accessed directly via the utility room or via its own front door, making it a very versatile option for either multigenerational living, a guesthouse for friends and family, or an opportunity to rent long term or use as a holiday let. The annex features a generous, open plan kitchen dining living space with French doors providing access to a patio area to the front of the property, again making the most of the views on offer. Both bedrooms are generous double rooms, and one has a large, fitted wardrobe. A handy storage cupboard, housing the boiler, is located at the end of the hallway, plus there is a family bathroom with shower over bath configuration. The heating and hot water here are provided by oil on a separate system from the main house.



OUTSIDE

The Old Rectory sits in a fantastic one acre plot lined by mature trees. To the front, a sloping garden gives the property a real sense of grandeur from the road where the sweeping driveway leads you up to the property. The front patio area is the best place to sit on an evening to appreciate the wonderful sunsets that this coastline is famous for. On a clear day you can see right across the Solway to Criffell, a popular mountain on the Scottish side. To the rear, a large, flat garden is a fantastic place to entertain. Ample parking is provided, including space in front of the generous double garage. This garage is currently used as a well fitted workshop and offers a built-in workbench with storage plus hot and cold running water. Adjoining the workshop is a spacious storage shed, perfect for gardening equipment and bikes. There is also a large log store, a greenhouse and 4 garden composting bays.











LOCATION

Living in Hayton, near Aspatria, offers a peaceful and scenic lifestyle with stunning views over the Solway coast and breathtaking sunsets that paint the sky in vibrant colours. The proximity to the Lake District National Park makes it an ideal location for nature lovers, offering countless opportunities for outdoor activities. The beautiful beaches and coastline are less than 2 miles away, perfect for peaceful walks and exploring. Just 5 miles away, the charming harbour town of Maryport provides a variety of independent businesses, pubs, restaurants and a supermarket, offering all the essentials for daily life. Additionally, the picturesque town of Cockermouth is only 15 minutes away, providing further shopping, dining and entertainment options. Families will find no shortage of educational options, with a range of primary and secondary schools just a short drive away, making Hayton a fantastic place to live for both convenience and natural beauty.



GENERAL REMARKS AND INFORMATION



Viewings: Strictly by appointment through the sole selling agents Fine & Country. Tel 01228 58

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.

EPC Rating: D

Services: The Old Rectory is served by mains electricity, private drainage via septic tank, and oil-fired central heating. Broadband is available at the property, currently supplied by BT (speeds currently up to 32MBPS, however fibre is currently being updated in the area).

Council Tax: Band G. Local authority – Cumberland Council.

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.

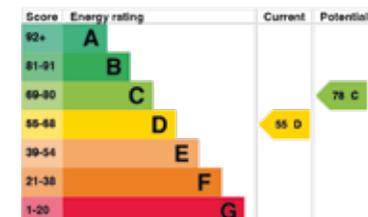
Website and Social Media: Further details of this property, as well as all others offered by Fine & Country, are available to view on our website www.fineandcountry.co.uk. For updates and the latest properties, like us on facebook.com/Fine & Country Cumbria and Instagram on @fineandcountrycumbria.

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.





GROSS INTERNAL AREA
 FLOOR 1 33.5 m² (360 sq.ft.) FLOOR 2 261.5 m² (2,815 sq.ft.) FLOOR 3 172.3 m² (1,855 sq.ft.) FLOOR 4 58.9 m² (634 sq.ft.)
 EXCLUDED AREAS : REDUCED HEADROOM 44.4 m² (478 sq.ft.)
 EXCLUDED AREAS : GARAGE , GARAGE STORE 63m² (698 sq.ft.)
 TOTAL : 526.2 m² (5,664 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed





FINE & COUNTRY

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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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