



2 Beech Cottages , Wigton, CA7 8JG

Guide price £295,000





# 2 Beech Cottages

Wigton, CA7 8JG

- Immaculately presented country cottage
- Two bedrooms
- Grade II Listed
- Renovated to a high standard throughout
- Village shop, Post Office and Pub nearby
- Within the Lake District National Park
- Large feature fireplace
- Sought after village location
- Offered with no onward chain
- Just a short drive from the village of Caldbeck

We are delighted to present this charming cottage in the sought-after village of Heskett Newmarket, perfectly positioned at the northern tip of the Lake District National Park. This delightful property combines traditional features with modern conveniences, showcasing stunning natural stone flooring throughout the ground floor and attractive period fireplaces.

The accommodation comprises a beautifully fitted kitchen diner with quartz worktops, integrated appliances, and direct garden access, plus an inviting lounge centered around a feature fireplace with multi-fuel stove. Upstairs, two comfortable bedrooms include a generous principal bedroom with period feature fireplace, complemented by a well-appointed family bathroom.

Outside, there is a rear yard with raised patio area, while practical features include oil-fired central heating and mains services. The village location offers excellent amenities and outstanding connectivity to Caldbeck, Penrith, Carlisle, and Keswick. This property is offered with no onward chain.

## Directions

What3words location: ///curls.rockets.dripped

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### Kitchen Diner

14'8" x 8'3" (4.48 x 2.52)

This beautifully appointed kitchen diner has elegant quartz worktops and comprehensive range of storage cabinets. The modern fitted kitchen includes integrated under-counter fridge and freezer, slimline dishwasher, and dedicated space with plumbing for a washing machine. A built-in oven with induction hob sits beneath an integrated extractor, while the double bowl ceramic sink features a contemporary mixer tap. The space is enhanced by stunning natural stone flooring throughout, complemented by an under-stairs storage cupboard. Natural light comes in through the double-glazed window positioned above the sink, while a glazed door provides direct access to the rear garden. A door leads conveniently to the inner hallway, and central heating is provided by a wall-mounted radiator.

### Lounge

14'7" x 11'10" (4.45 x 3.61)

Accessed through an impressive traditional front door, this inviting lounge showcases the same beautiful stone flooring found throughout the ground floor. The room's focal point is a striking feature fireplace housing a multi-fuel stove, perfect for cosy evenings. A large single-glazed sash window to the front aspect ensures excellent natural light, while a radiator provides additional warmth. The space flows seamlessly with access to the inner hallway.

### Inner Hallway

This central hallway offers convenient access to the kitchen diner, lounge, and staircase leading to the first floor accommodation.

### Principal Bedroom

15'1" x 11'9" (4.62 x 3.60)

This spacious double bedroom offers comfortable accommodation with a large single-glazed sash window overlooking the front aspect. Character features include an attractive period fireplace, while practical elements comprise a built-in storage cupboard and quality fitted carpet throughout and a radiator.





### Bedroom Two

8'10" x 9'2" (2.71 x 2.80)

A well-proportioned bedroom featuring a double-glazed window to the rear aspect. The room includes practical built-in storage, quality fitted carpet, and radiator.

### Bathroom

5'9" x 5'6" (1.76 x 1.70)

The family bathroom offers a practical three-piece suite comprising a bath with overhead shower, WC, and wash basin complemented by tiled splashback. The space features attractive part-tiled walls, durable tile-effect flooring, and a heated towel rail. A double-glazed frosted window ensures privacy while maximizing natural light.

### Landing

The first-floor landing provides access to both bedrooms and the bathroom, with additional practical features including loft access, fitted carpet throughout, and radiator.

### Outside

The rear of the property features a charming yard area with an elevated patio section accessed via steps from the kitchen diner. Practical facilities include a useful outhouse housing the central heating boiler, with a secure fenced area behind accommodating the oil tank. Please note there is a right of way across the rear yard serving neighbouring properties.

### Services & Additional Information

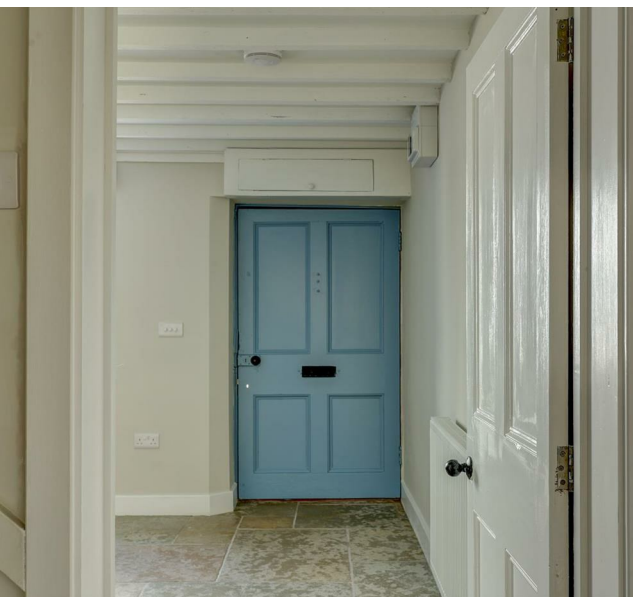
The property benefits from mains electricity, water, and drainage connections, with efficient oil-fired central heating throughout. This attractive home is offered with the advantage of no onward chain.

### Location

Hesket Newmarket is a highly desirable village positioned at the northern gateway to the Lake District National Park. Located just one mile from the charming village of Caldbeck, the property offers excellent connectivity with Penrith and Carlisle both 14 miles away, and the popular tourist destination of Keswick just 16 miles away. The village itself provides essential amenities including a local shop, post office, and traditional pub.

### Please Note

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Lakes Estates has the authority to make or give any representation or warranty in relation to the property. All mention of appliances / fixtures and fittings in these details have not been tested and therefore cannot be guaranteed to be in working order.

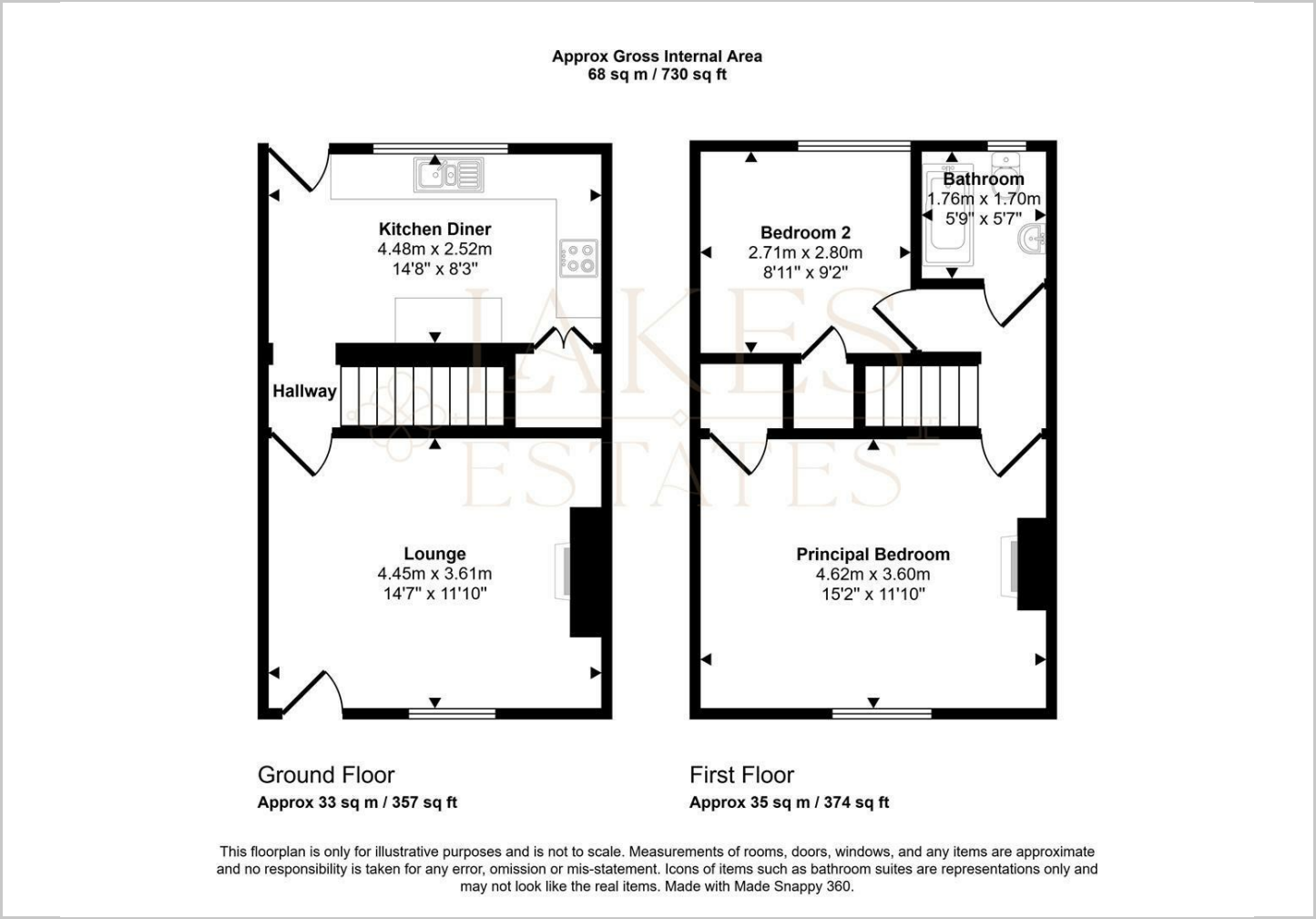








Floor Plans



Viewing

Please contact our Lakes Estates Office on 01768 639300 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

