











# Accommodation in Brief

## Lower Ground Floor

Basement

## Ground Floor

Entrance Hall | Sitting Room | Drawing Room | Kitchen | Utility | Dining Room  
Bedroom | Shower Room | Play Room

## First Floor

Four Bedrooms | Dressing Room | Family Bathroom

## Externally

Brick-Built Outbuilding with Garaging & Storage | Parking | Gardens  
Extensive Range of Agricultural Outbuildings











## The Property

Drumleaning is a substantial and attractive five bedroom country house situated in a fabulous rural location within easy reach of both the Solway Coast Area of Outstanding Natural Beauty and the Lake District National Park. The property benefits from a hugely impressive detached period outbuilding that offers a wealth of possibilities to interested parties.

An extensive range of agricultural outbuildings with concrete hardstanding provide yet more options, which could include commercial opportunities subject to the relevant planning. There is three-phase electric power to the outbuildings, ensuring that the buildings can be utilised for a wide range of purposes, and there is also a back-up generator.

The house is a fine example of a Cumbrian country house with lovely period features and generous proportions throughout. The pillared portico leads to the welcoming entrance hall with access to two impressive reception rooms, each with a feature fireplace and wonderful open views. The drawing room flows through to the country style kitchen and onwards to the dining room with French doors opening to the gardens. A spacious utility room provides great practicality. To the rear of the property is a ground floor bedroom, again with French doors to the gardens. A playroom sits adjacent to this bedroom along with a well-appointed shower room. This area could be configured as a private annexe for guests or a dependent relative.

There are four bedrooms to the first floor with varying outlooks. All are good double bedrooms and one has an adjoining dressing room that can also be accessed from the landing. The bedrooms are served by the elegant family bathroom with suite comprising freestanding roll top bath, separate walk-in shower, WC and a wash hand basin set on a vanity unit. The property further benefits from a large basement that is divided in to two spacious rooms.



## The Land

The land lies in two distinct blocks as shown highlighted red on the attached plan. To the west away from the main farmland are two field enclosures extending to 5.42 acres (2.19 ha) consisting of former hay meadow which is now being used as a wildlife habitat area consisting of grassland together with parcels of woodland of predominantly silver birch. Both field enclosures have roadside access along their northern boundaries.

The main holding of land is located at and around Drumleaning and extends to 68.47 acres (27.71 ha) or thereabouts. The land is in exceptionally good heart and consists of a mixture of agricultural land together with smaller areas of woodland /shelterbelts. The agricultural land is currently let out to a local farmer on a seasonal let with the fields sown down to either grassland or arable cropping. The two fields which have been in winter barley for this harvest have recently been ploughed and are due to be re-seeded into a grass ley. Cattle handling pens are located in the field to the east of the farm buildings. The land is serviced by a shared mains water supply.









## Externally

Drumleaning is approached via a wide tarmacadam driveway with a sweeping turning circle in front of the house. A huge detached period barn sits to one side. This beautiful building currently provides triple garaging and storage on the ground floor with additional storage on the upper floor. There is potential to create a gymnasium, cinema room, private annexe or a host of other options, subject to the necessary planning consents.

The expansive gardens are mainly laid to lawn and there is a patio area accessed directly from the dining room and ground floor bedroom.

To the rear of the house there are a range of useful agricultural buildings offering further opportunities, including potential commercial ventures, subject to the relevant planning.







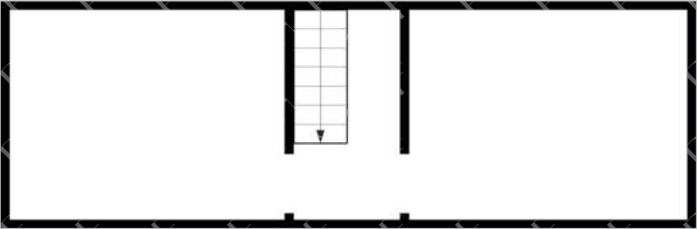
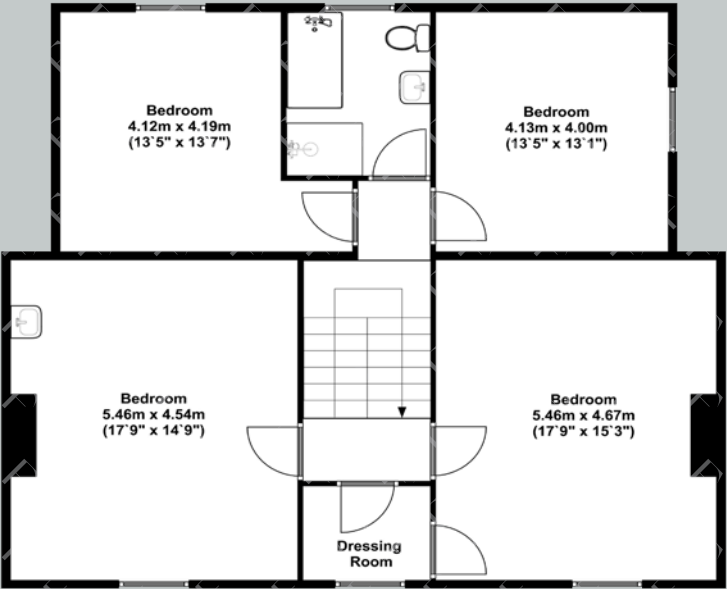
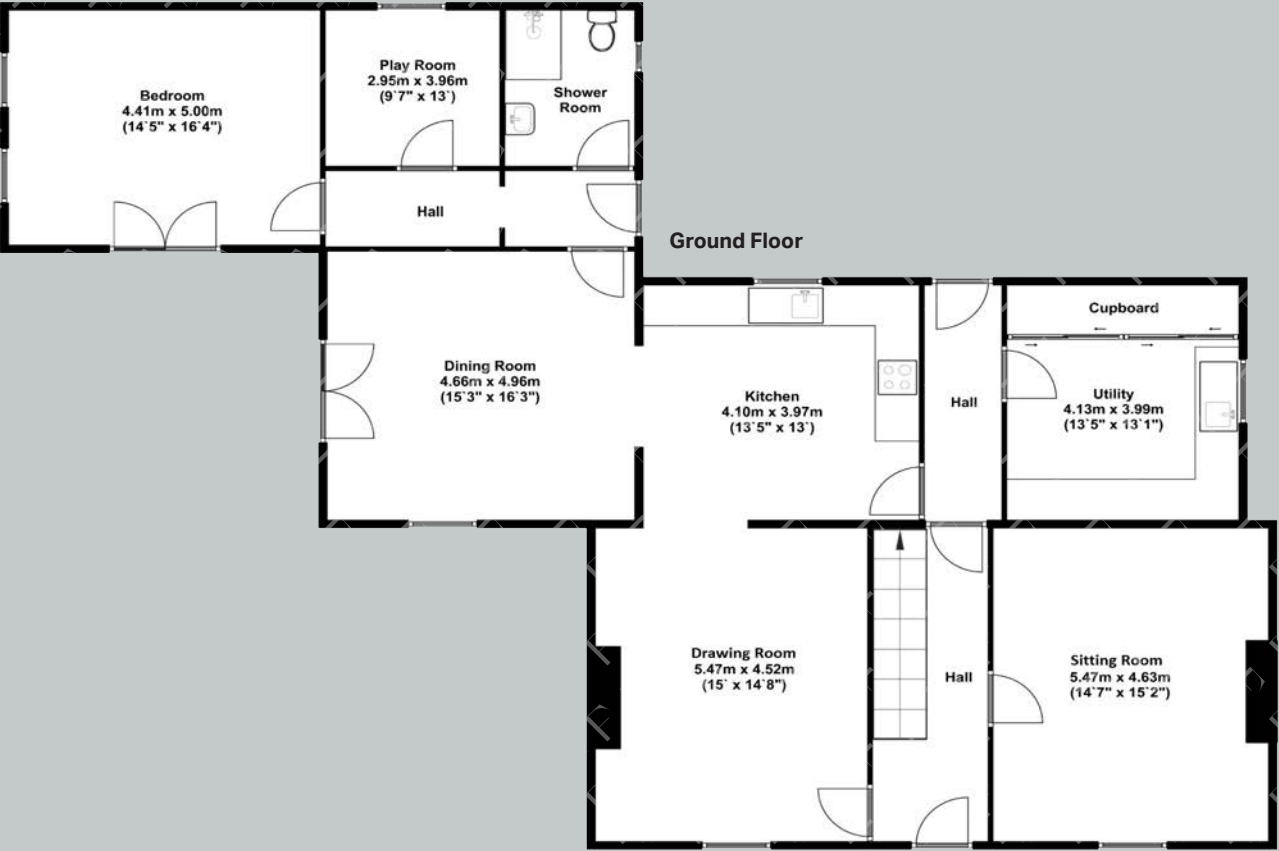
## Local Information

Drumleaning is a hamlet in Cumbria surrounded by wonderful open countryside yet easily accessible and within reach of local and regional centres. The nearby market town of Wigton is within easy travelling distance for everyday amenities and the property is within commuting distance of many busy centres. Carlisle provides comprehensive cultural, recreational and shopping facilities, with a wide range of shops, supermarkets, chemists, medical and dental surgeries, sports centre and many restaurants and pubs.

There is a choice of popular primary schools in the area and for secondary schooling there are highly regarded schools in Wigton and Cockermouth. For the commuter there is easy access to Carlisle and onwards to the M6 for links to the north and south. There is a rail station at Wigton which offers services on the Cumbrian Coast Line while the rail station at Carlisle provides regular services to major UK cities north and south and also services east to Newcastle.

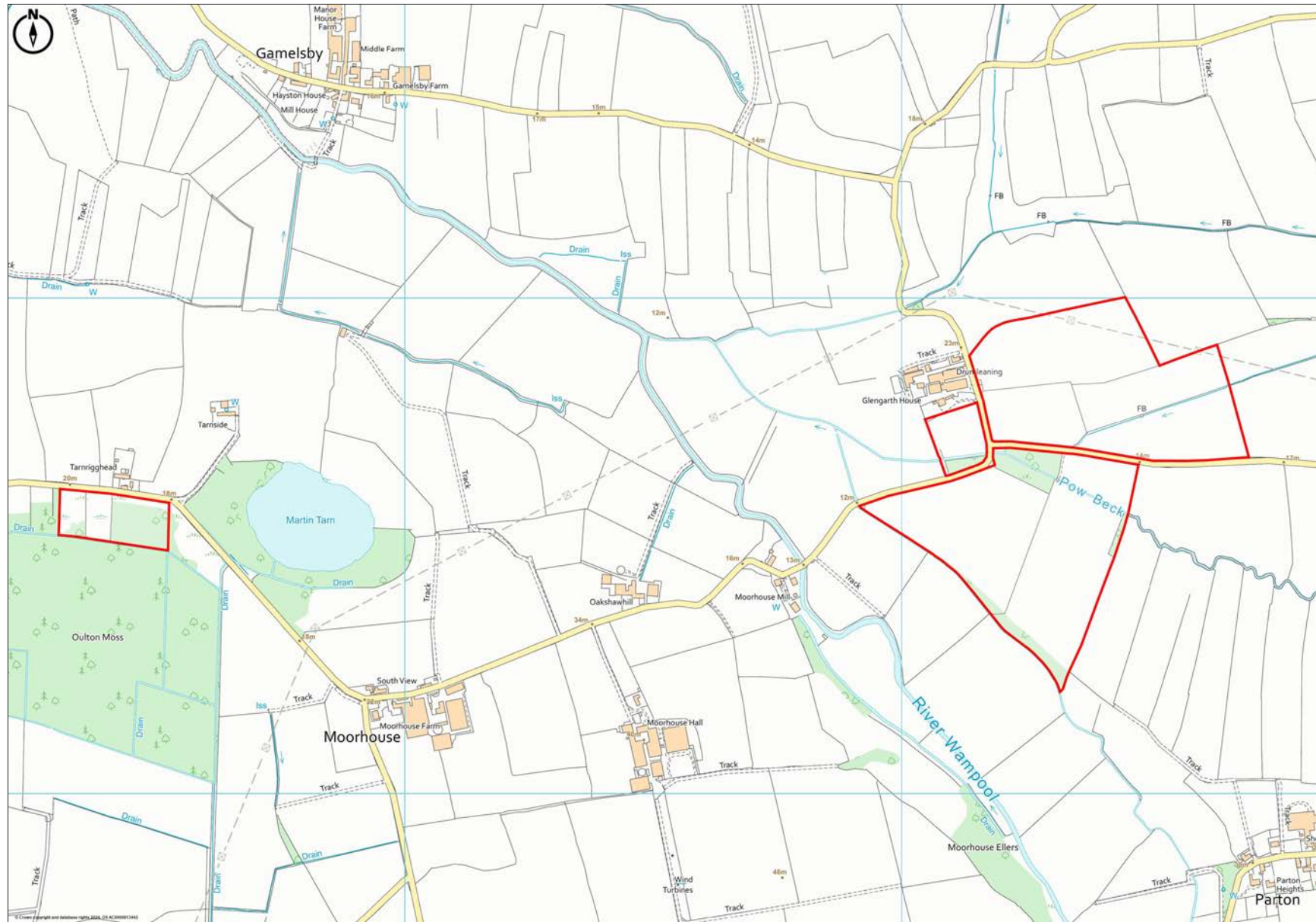
# Floor Plans

Total Area: Approximately 274sq. metres (2949.3 sq. feet)





# Land at Drumleaning, Wigton, CA7 0NU



Google Maps

what3words



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## Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

## Services

Mains electricity (single-phase to house, three phase to agricultural buildings).

Mains water. Private drainage to septic tank. Oil-fired central heating.

Underfloor heating in dining room and ground floor annexe area. Fibre broadband available.

Postcode

CA7 0NU

Council Tax

Band E

EPC

Rating E

Tenure

Freehold

## Viewings Strictly by Appointment

T: 0330 111 2266

E: [contact@finest.co.uk](mailto:contact@finest.co.uk)









# Finest

PROPERTIES

White Ox | Scotland Road | Penrith | CA11 8QN

0330 111 2266 | [contact@finest.co.uk](mailto:contact@finest.co.uk)

[finest.co.uk](https://finest.co.uk)

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