





Accommodation in Brief

Ground Floor

Entrance Hall | Living Room | Kitchen/Diner

First Floor

Three Double Bedrooms | Family Bathroom

Externally

Garage | Outbuilding | Six Kennels/Wood Stores







The Property

Situated in the picturesque village of Westnewton, Holme Croft is a spacious three-bedroom detached home that offers stunning views of the surrounding countryside. Inside, the main living areas are spacious and decorated in a tasteful neutral palette showcasing high ceilings and large windows that allow ample natural light to flood the spaces.

The large entrance hall, featuring a distinctive archway, offers understairs storage and seamlessly connects to the generous living room on the right, the kitchen/diner on the left, and the staircase leading to the first floor. The well-appointed kitchen features modern shaker-style floor and wall cabinets elegantly complemented by white countertops and splash backs. Integrated appliances include a fridge, dishwasher, washing machine and a classic Belfast sink. At the heart of the kitchen, a substantial island offers additional storage, generous workspace, and ample room for breakfast bar seating, perfect for casual dining and entertaining. This versatile area can also accommodate a cozy seating arrangement or a more formal dining table and chairs. A convenient door from the kitchen leads to the spacious garage, which offers ample storage and is equipped with lighting, power, and plumbing for a washer.



The generous lounge, decorated in neutral tones and featuring rich dark wood-effect flooring, offers breathtaking countryside views from all three aspects. A striking marble fireplace serves as the room's centerpiece, with furniture thoughtfully arranged around it to create a cozy, inviting space. The layout also allows for the addition of a table and chairs, perfect for relaxed dining within the comfort of the lounge.

Ascending to the first floor, you'll find a spacious landing that leads to three double bedrooms and a generous family bathroom. The modern bathroom is well-appointed with a spacious single-ended bath, a large corner shower cubicle, and a convenient double storage cupboard. The principal and second bedrooms both include fitted wardrobes and enjoy dual-aspect views, while the third bedroom, slightly smaller in size, offers charming views over the surrounding farmland. Additionally, there is significant potential to expand the upstairs space by extending over the garage, further enhancing the property's versatility and value.



Externally

Accessed via a gravel driveway that provides ample off-road parking, Holme Croft is enclosed by a traditional stone wall, enhanced with decorative statues that create a grand entrance.

At the rear, a small northeast-facing patio and patch of lawned area offer perfect spaces for al fresco dining or entertaining, overlooking an expansive 11.38-acre field. Additionally, you'll find an additional gravel yard featuring six dog kennels/wood stores and a substantial metal-framed building, fully equipped with power and lighting, making it ideal for storage or recreational use. This building has been recently constructed for implement storage but would make ideal secure storage, livestock housing or American barn for equestrian use.





Local Information

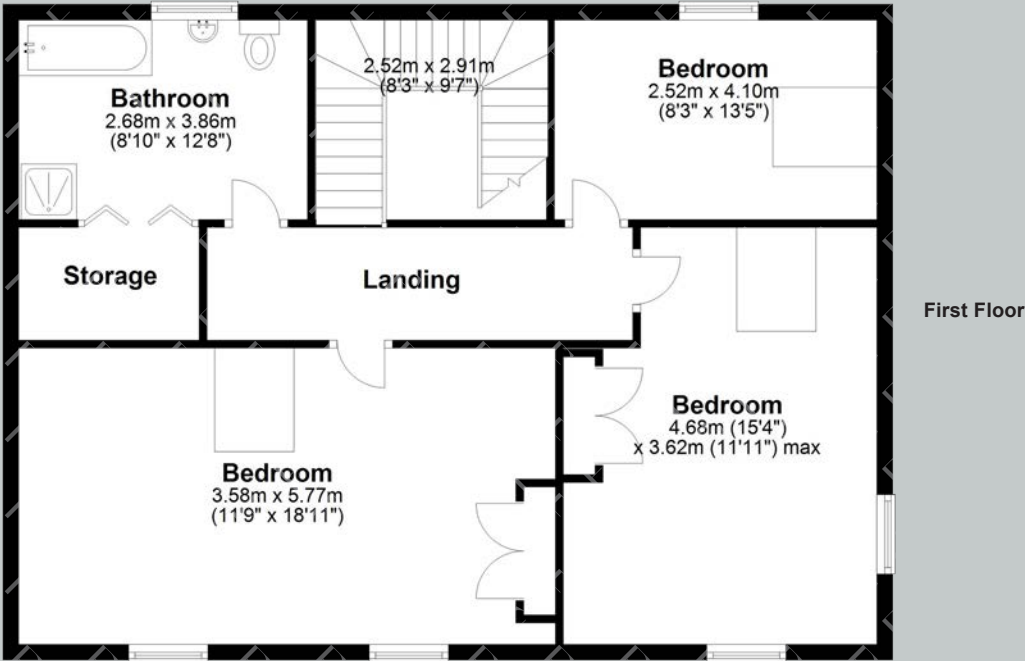
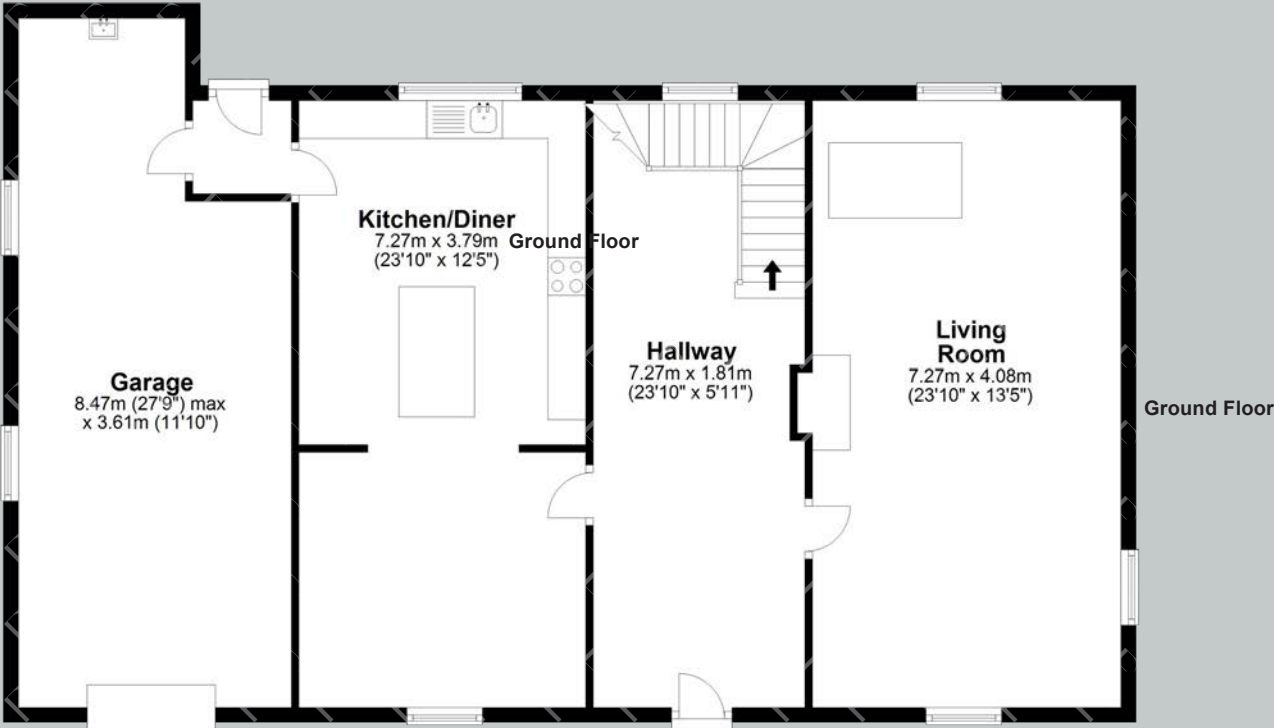
Westnewton, near Wigton in Cumbria, offers a peaceful rural escape with scenic walks, historic churches, and proximity to the Solway Coast Area of Outstanding Natural Beauty, making it ideal for nature lovers. While amenities in Westnewton are limited, broader services, including shops, pubs, restaurants, and healthcare, can be found in nearby Wigton, Cockermouth, and Carlisle.

For schooling, Westnewton Church of England Primary School serves local children, with nearby options such as Wiggonby C of E Primary School and St. Cuthbert's Catholic Primary School in Wigton. In the neighbouring town of Aspatria, Richmond Hill School provides primary education, offering another nearby option for families. Secondary education is catered for by The Nelson Thomlinson School in Wigton, a well-regarded institution, with Aspatria's Beacon Hill Community School also providing secondary education for local children. Additionally, Caldew School in Dalston serves as another secondary option. For further education, Newton Rigg College in Penrith and Carlisle College offer a range of courses.

For commuters, Westnewton offers easy access to Carlisle and the M6 for north-south travel. Rail services are available at Aspatria and Wigton on the Cumbrian Coast Line, with Carlisle station providing connections to major UK cities and east to Newcastle.

Floor Plans

Total area: approx. 197.0 sq. metres
(2120.0 sq. feet)



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, drainage, gas and water.

Oil Central Heating.

Postcode

CA7 3PQ

Council Tax

Band D

EPC

Rating C

Tenure

Freehold

Viewings Strictly by Appointment

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