



East House, Watch Hill, Aspatria, CA7 3SD

Guide Price £295,000







## East House

Aspatria, Wigton

East House is a fantastic 3 bedroom property, set in a generous plot with both a large garage and beautiful chalet style summerhouse, offering breathtaking views of the northern fells of the Lake District National Park.

Council Tax band: C

Tenure: Freehold

- Fantastic 3 bedroom property with open plan Living / dining room
- Large steel framed garage / workshop with electric roller shutter
- Chalet style building to rear offering stunning views of Northern Fells and surrounding countryside
- Excellent location being only 10 minutes drive to the Lake District National Park and 15 minutes from the beautiful beaches of the Solway Coast













East House is positioned in the most idyllic location, in the hamlet of Watch Hill, 3 miles east of Aspatria, and offers the perfect home for someone who likes to appreciate the outdoor lifestyle. The property itself is a fantastic stone built property and offers a well fitted kitchen, complete with modern units, integrated oven and grill and electric hob.

The large living dining space is an excellent space to socialise with friends and family. The lounge benefits from large windows and a slate fireplace with gas fire plus access to the outside via the front door. Both the kitchen and living space offer fantastic views of the surrounding countryside and the fells beyond. A spacious storage cupboard under the stairs provides additional storage. A downstairs bathroom with shower is located on the ground floor for convenience, plus a useful utility / laundry room which is located, with its own entrance, attached to the main house. The utility is a great space to store boots and coats after a day enjoying the fantastic local walks on offer.

Upstairs you will find 3 bedrooms and a family bathroom. The primary bedroom is spacious and bright thanks to 2 large windows, offering a dual aspect and fantastic views. A wall of built in wardrobes offer plenty of storage. The guest bedrooms also benefit from great views with the smaller of the 2 offering a great space for a home office if required. The family bathroom features a corner bath with an electric shower over.











## OUTSIDE

East House has plenty to offer outside. A spacious driveway provides ample parking, lined by mature plants and raised planting areas. The garage / workshop is large and is a steel frame construction with a mezzanine storage loft. This space is perfect for someone who has an interest in cars, would like to install a vehicle lift, or simply wants lots of storage. The garage has electricity throughout including an electric roller door. Behind the garage sits the chalet style summer house, affectionately known as 'Ruthin'. This cosy space offers a kitchenette area to store items and would work brilliantly as a bar area. A mezzanine area provides just enough space for a double bed, making this a great space for family and friends to stay, away from the main house. The chalet also offers panoramic view of the Northern Fells of the Lake District National Park.













LOCATION Living in East House offers the perfect blend of countryside charm and coastal beauty, with

equal proximity to both the stunning landscapes of the Lake District National Park and the golden sands of the Solway Coast. Situated less than five minutes from the centre of Aspatria, residents enjoy easy access to a local shop, a well-regarded primary school, and a convenient train station connecting them to the wider region. The area also boasts a good selection of local secondary schools, making it an ideal spot for families. Known for its warm, welcoming community and breathtaking sunsets, East House is truly a magical place to call home.



## GENERAL REMARKS & STIPULATIONS

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

Matters of Title: The property is sold subject to all existing easements, burdens, reservations and wayleaves, including rights of access and rights of way whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied themselves as to the nature of such matters.

Fixtures and Fittings: All standard fixtures and fittings are to be included in the sale.

EPC Rating: F

Services: East House is served by Mains water, Gas, Sewage, and Electricity. Mobile phone signal is good. The broadband is provided by BT with average speeds of 60MBPS.

Viewings: Strictly by appointment through the sole selling agents, C&D Rural. Tel 01228 792299

Offers: Offers should be submitted to the selling agents. 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.

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.

Local Authority: Cumberland Council, 111 Botchergate, Carlisle CA1 1RZ. The house is in Council Tax Band C.

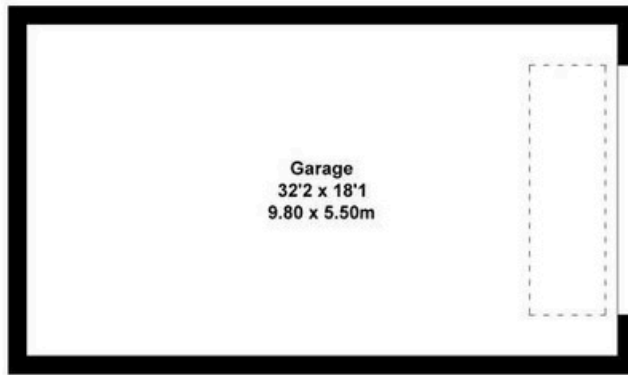
Solicitors: TBC Website and Social Media: Further details of this property as well as all others offered by C&D Rural are available to view on our website [www.cdrural.co.uk](http://www.cdrural.co.uk). For updates and the latest properties like us on [facebook.com/cdrural](https://facebook.com/cdrural) and Instagram on @cdrural.

Referrals: C&D Rural 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 C&D Rural will receive a referral fee: PIA Financial Solutions – arrangement of mortgage & other products/insurances; C&D Rural will receive a referral fee of £50 per mortgage referral. Figures quoted are inclusive of VAT

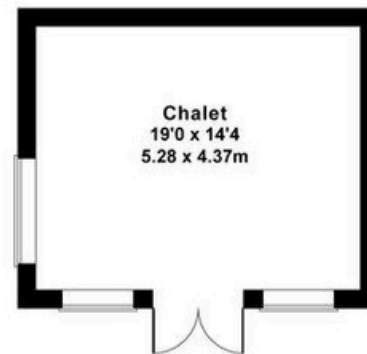


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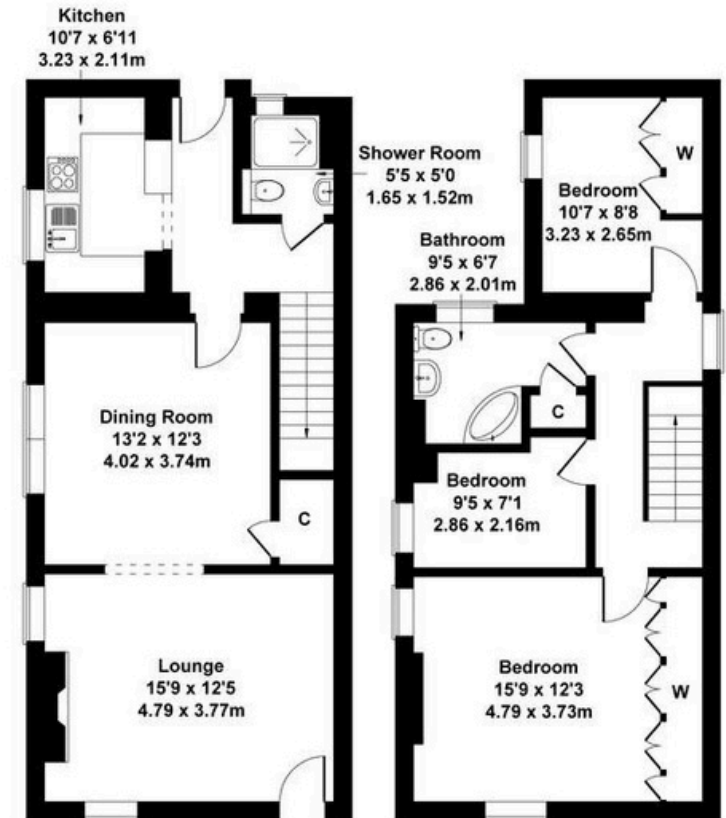
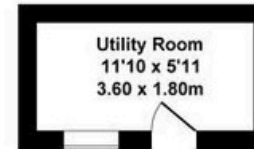
Approximate Gross Internal Area  
2271 sq ft - 211 sq m



GARAGE



GROUND FLOOR



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.









## C&D Rural

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