



**Hayward  
Tod**

**4 Bed Detached House & 2 Acres (Registered Smallholding) | Hillside House | Wigton | CA7 8NP**  
**£595,000**







Impressive detached home built 1904 and enjoying a commanding position within the centre of its own 2 acres. Detached coach house. Paddock and stable. Great living space.

#### APPROXIMATE MILEAGES

Wigton centre 1 | Carlisle 12 | Cockermouth 14 | Caldbeck - Lake District 7 | Penrith - M6 motorway 21 | Newcastle International Airport 75

#### WHY WIGTON?

A busy market town with a range of local amenities, primary and secondary schools Wigton caters for residents of all ages. Conveniently located for access in all directions thanks to the proximity of the A595/6. The west Cumbrian coast, Carlisle and the Lake District National Park are all within an easy drive.

#### ACCOMMODATION.

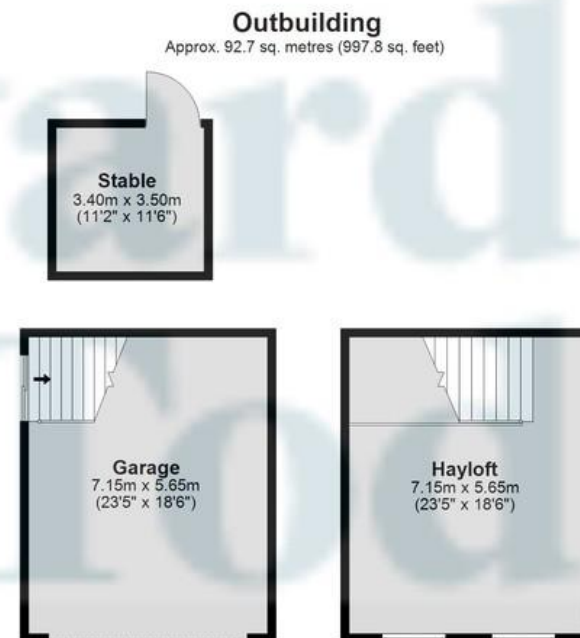
Well proportioned and spacious throughout yet having been thoughtfully modernised to offer a more contemporary layout. There is a good size living room with woodburning stove and a generous open plan kitchen dining living space. There is another woodburning stove in the sitting room. The kitchen is complemented by a large utility room and boot room. There is also a cloakroom W.C. and a useful understairs study nook. At first floor level are four bedrooms, the largest of which has an en-suite shower room. Two more are comfortable double rooms and the fourth a very large single/small double. The family bathroom has a freestanding bath. All of the rooms are set off the large landing which is flooded with light thanks to the vast picture window on the stairs. Externally the property sits within approximately two acres and is approached from the road by a sweeping tarmac driveway. Ample parking is provided to the front and side, with a large detached hayloft at the rear having a double carport below and a spacious multipurpose storage room above. There is a





large and private paved patio at the rear of the property with the benefit of some smaller outdoor stores and an area of raised beds adjacent to a small orchard. The real highlight though is the large L-shaped paddock and stable which sits to the rear of the property. Currently a registered smallholding, the property is ideally suited to those with an equestrian interest or those looking to keep animals.





Total area: approx. 298.0 sq. metres (3207.5 sq. feet)

## Contact

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## Agents note

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are

approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.