



**Hayward
Tod**

4 bed Detached Lake District House | Brownrigg Farm | Caldbeck | Wigton | CA7 8EG

Guide Price £875,000





A fine Grade II Listed Georgian dwelling circa 1722 with superb range of outbuildings forming and an attractive settlement in a stunning setting within the Lake District National Park. Large grounds and adjoining land around 11 acres. Fine mountain and fell views over the Whelpo Valley.

ACCOMMODATION SUMMARY

Sitting room | Hall/study | Living room | Kitchen/diner open into garden room | Utility | Excellent boot room | Study | Shower room | First floor landing | Front double bedroom one with ensuite shower room | Front double bedroom two | Front double bedroom three | Rear bedroom four | Bathroom | Superb setting | Large grounds and adjoining land in all around 11 acres | Fine range of traditional stone outbuildings including stables, tack room, stores, haylofts and byres | Equestrian potential and other commercial opportunities subject to planning | Mains water and electricity | LPG central heating, modern boiler | Private drainage | EPC Rating - F | Council Tax Band - E | Freehold

APPROXIMATE MILEAGES

Caldbeck 2.2 | Hesketh Newmarket 3.6 | Wigton 7.4 | Central Carlisle - Westcoast Mainline Station 13 | M6 North J42 12.7, South J41 14.6 | Cockermouth 14.6 | Keswick 15.7 | Penrith - Westcoast Mainline Station 18.5 | Solway Coast AONB - Allonby Beach 18.8 | Pooley Bridge Ullswater 19.5 | Newcastle Airport 69 | Manchester Airport 124

WHY CALDBECK?

Pretty Lake District village in a beautiful setting with a thriving community and wide range of clubs and societies. Excellent services and range of amenities including a village shop/Post Office, primary school, medical practice, eateries and pub. Historic village with wonderful river and fell walks on the doorstep. Easy access for the main road network for exploring the Lakes and for Carlisle, Penrith and the M6.



Carlisle and Penrith both have mainline stations with direct services to London in around 3 hours 15 and 3 hours respectively. The Solway Coast, Eden Valley and Hadrian's Wall UNESCO World Heritage Site easily accessible.

DESCRIPTION

A rather special Grade II Listed property dated and inscribed over the entrance with Robert Vaux 1722 and a panel of his coat-of-arms. The arrangement of the outbuildings is pleasing and complimented beautifully by the wonderful setting, adjoining acreage and superb open views. The property has late C18 extension while the byers predate this being mid C17 and may have been part of the original house. The generous accommodation has great character and interest with period detail and style. There are two charming reception rooms and a breakfast kitchen with range cooker and multi fuel stove. The room has an exposed beam and is open into a lovely garden room with private sunny aspect. The exceptional outbuildings and land lend themselves to a variety of opportunities including equestrian, annex, studio/workshop or holiday lets subject to planning. In the top corner of the field is a summerhouse which is perfectly placed to take advantage of the fabulous Lake District views.

RIGHTS OF ACCESS

Two footpaths cross the property, and a little used public bridleway passes over the drive, through the yard, and eastwards down to Caldbeck village. Right of access across Caldbeck Common plus access over lane for a neighbouring farmer.

COMMON GRAZING RIGHTS

The grazing rights for 4 ponies on Caldbeck Common are included in the sale. It is understood that this right may be converted for up to 32 sheep.









Outbuilding
Approx. 166.5 sq. metres (1792.3 sq. feet)



First Floor
Approx. 167.3 sq. metres (1800.7 sq. feet)



Total area: approx. 536.0 sq. metres (5769.9 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.