



**Hayward
Tod**

5 Bed Detached House & Outbuildings | Castlemont | Aspatria | Lake District Fringe | CA7 2JU

£825,000





An imposing detached home, built 1912, in a beautifully private 1.25-acre plot. Wonderful views across the Solway towards Criffel Fell. Range of outbuildings, formal lawn, stables and greenhouse.

entrance vestibule and inner hall | kitchen | pantry | utility room | back kitchen | storage cellar | sitting room | living room | dining room | W.C. | bedroom one and en-suite bathroom | bedroom two and dressing room | bedroom three | bedroom four | bedroom five | bathroom | shower room | study | boiler room | outside stores | two garages | workshop | greenhouse | driveway parking | stables | double glazing | gas central heating | mains water, gas, electricity | private drainage | Ultrafast broadband available | EPC pending | council tax band F | freehold

APPROXIMATE MILEAGES

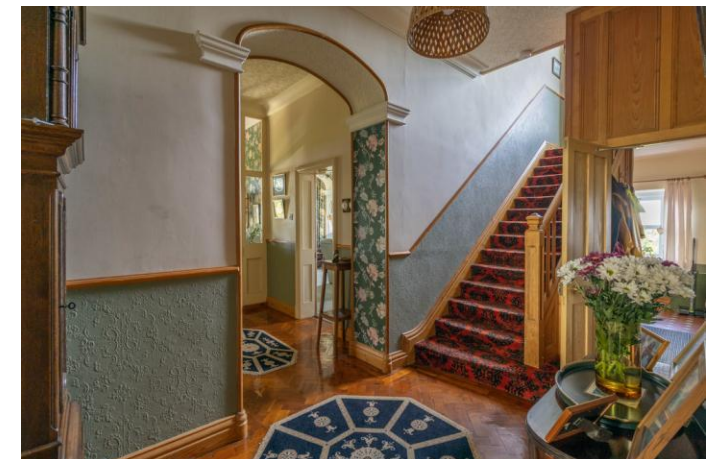
Wigton 9 | Carlisle 20 | Cockermouth 10 | Maryport 7.5 | Keswick 18

WHY CASTLEMONT?

Offered to the market for only the third time in its 123 years, Castlemont has a rich local history being built for a local mine owner. Set within a beautifully private 1.25 acre site with views south towards the Lake District fells and west down towards the Solway and across to Criffel the property sits alone on the fringe of the market town of Aspatria. Aspatria offers a wide range of local amenities and shops including a Co-op, primary school, Pub and railway station, direct busses to Carlisle and Workington, as well as being situated on the A596 allowing for fast and easy access to the west and back east towards Carlisle. The Lake District National Park is also on the doorstep with Keswick being less than 20 miles away and the beautiful Solway Coast, an AONB, is just a few miles to the west. A perfect blend of privacy and accessibility.



ACCOMMODATION The ample living accommodation, which has in the past been used as a Bed & Breakfast, is currently configured as a sizable family home with scope for further development of the attached outbuildings to allow for annex or multi-generational living accommodation. Currently configured to provide five bedrooms plus a dressing room and study there is flexibility to reconfigure this in a number of different ways if required. On the ground floor there is a kitchen, with AGA, a large pantry store, back kitchen and utility room, as well as a small storage cellar. There are three impressive reception rooms, with the largest at the rear having superb open views and a large feature bay window and log burner. There is another smaller sitting room with views towards the fells and a formal dining room. The stairs to the first floor rise up from a large central hallway and a picture window on the stairs offers up further views across the Solway. The main bedrooms are all accessed off a generous landing. The first double bedroom has an en-suite bathroom and the second a sizable dressing room. There are two further double bedrooms and a small study which could either be a dressing room for bedroom five or a small sixth bedroom. There is a family bathroom with bath and shower as well as an additional shower room. There is a large boiler room on the landing, which has floor to ceiling cupboards for storage, and a back staircase which leads down in to the kitchen. The internal accommodation is impressive enough, but it is outside where the property further impresses. Accessed from the utility/kitchen is a private courtyard where there are three outside stores and a shower/W.C. There are two large garages, with possible annex conversion potential subject to obtaining the necessary consents, two further workshop/stores, a potting shed and a large greenhouse. There are formal gardens to the front and rear of the property, at the front flanked by tall trees. At the rear, a low stone wall allows the views westwards across the Solway to be fully enjoyed. There is a small orchard. Beyond the stone wall is a small pony paddock and stables.



Ground Floor

Approx. 263.1 sq. metres (2832.0 sq. feet)



First Floor

Approx. 141.5 sq. metres (1522.7 sq. feet)



Total area: approx. 404.6 sq. metres (4354.7 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.