

# Finest

PROPERTIES

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Old Brackenlands | Wigton | Cumbria

Brackenfield











## Accommodation in Brief

### Ground Floor

Porch | Entrance Hall | Kitchen/Diner | Dining Room | Office  
Living Room | Storeroom | WC | Double Garage

### First Floor

Four Bedrooms | Shower Room | Bathroom

### External

Garage | 0.87 acres Enclosed Paddock







## The Property

Brackenfield is an attractive detached house situated on the outskirts of the market town of Wigton, nestled between the Lake District National Park and the Solway Coast Area of Outstanding Natural Beauty. This south-facing property boasts unobstructed, sweeping views of the Lakeland Fells and Skiddaw, perfect for those seeking a serene, picturesque setting. Accessed via a private driveway, the property features a double garage and ample off-road parking for multiple vehicles.

Inside, Brackenfield offers generous and versatile accommodation designed for modern living. The main entrance to the home is through a charming front door, leading into an inner porch with a rustic quarry-tiled floor, opening into a welcoming entrance hall, accentuated by an impressive staircase to the first floor. Beautiful stained-glass accents in the front door and up the staircase add a touch of character and elegance.

The spacious kitchen benefits from extensive traditional farmhouse-style wooden cabinetry. A built-in tower unit houses a double oven, accompanied by other integrated appliances including a fridge, hob, and extractor fan. Large windows bathe the space in natural light, frame the breathtaking views and making both cooking and dining a delightful experience. The open layout accommodates a central dining area, complete with a table and chair, ideal for casual family meals or relaxed gatherings. For a more formal dining experience, simply step through the double doors into the adjacent dining room.







This inviting space features rustic exposed beams that add warmth and character, while a charming window seat within the bay window provides the ideal spot to take in the views of the Lakeland Fells.

The same picturesque landscape can be enjoyed from the light and airy living room, where a fully functional fireplace serves as the focal point. The room is further enhanced by a large built-in bookcase, providing an elegant storage solution for books, decorative items, and cherished possessions. Together, these features create a cosy yet sophisticated atmosphere to enjoy both relaxation and entertaining.

For added convenience, a secondary side entrance to the home leads into a separate porch and connects to a versatile room featuring a charming brick fireplace with a modern wood-burning stove. Currently set up as a functional home office, the room is thoughtfully equipped with built-in storage units, an integrated freezer, and plumbing for a washing machine. Its flexible design makes it easy to adapt to your needs, whether as a home office, utility room, or additional living space. From this side entrance, you also have access to a separate WC, a practical log store, the boiler room, and direct entry into the integral double garage.

Ascending to the first floor, you are greeted by a spacious landing that leads to four well-proportioned bedrooms. These bedrooms are served by both a separate shower room and a family bathroom with a bathtub, providing options for both comfort and convenience. Three of the bedrooms benefit from built-in storage cupboards, but all face the front aspect, allowing you to wake up to stunning, uninterrupted views of the surrounding landscape.



## Externally

The property boasts expansive south-facing gardens, predominantly laid to lush lawns and bordered by mature flower beds. A paved area adjacent to the house offers an ideal setting for al fresco dining and entertaining, whilst taking in the beautiful views of the gardens and the rolling countryside beyond. To the rear, a horticultural paradise awaits with a well-established vegetable patch, fruit bush cages and a delightful assortment of fruit trees and bushes.

Additionally, there is an enclosed paddock extending to 0.87 acres. Currently used for grazing but subject to necessary consents there are countless development opportunities, allowing you to tailor the space to suit your lifestyle.







## Local Information

The nearby market town of Wigton is conveniently located for everyday amenities, while the property remains within easy commuting distance of several bustling centers. Carlisle, also within easy reach, provides a wider array of cultural, recreational, and shopping facilities.

There is a choice of popular primary schools in the area and for secondary schooling there are highly regarded schools in Wigton and Cockermouth.

For the commuter there is easy access to Carlisle and onwards to the M6 for links to the north and south. There is a rail station at Wigton which offers services on the Cumbrian Coast Line while the rail station at Carlisle provides regular services to major UK cities north and south and services east to Newcastle.



Floor Plans



Total area: approx. 205.9 sq. metre (2216.7 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 and water. Drainage to septic tank shared with neighbouring properties.  
Oil fired central heating.

Postcode

Council Tax

EPC

Tenure

CA7 9LF

Band D

Rating E

Freehold

## Viewings Strictly by Appointment

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