



## Moor Row House & Appletree Barn

Moor Row, Wigton, CA7 0DL

Offers Over £800,000



- Substantial Detached Period House with Stone Barn Conversion
- Excellent Smallholding or Equestrian Potential
- Retained Period Features throughout including Fireplaces, Tiled Flooring and Main Staircase
- Orangery, Billiards Room, Formal Lounge, Dining Room & Sitting Room
- Perfect Family Home, Multi-Generational Home or Business Opportunity
- Two Paddocks, Stables & Outbuildings
- Beautiful Mature Gardens with Views towards Skiddaw
- Six Bedrooms, Five Bathrooms
- Three Bedroom, Two Bathroom Barn Conversion
- House EPC - E and Barn EPC - D

# Moor Row House & Appletree Barn

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A magnificent opportunity to acquire a substantial period house with views over Skiddaw boasting an abundance of space, character and versatile accommodation throughout with the additional benefit of having a beautiful three-bedroom detached barn conversion, three stables, formal gardens and two substantial paddocks. Offering exceptional potential to a range of discerning purchasers, a viewing comes highly recommended to appreciate every aspect.

Moor Row House offers excellent space internally, with many of the retained original features including beautiful stone and tiled floors, fireplaces and main staircase. The accommodation briefly comprises of a hallway, formal lounge, orangery, dining kitchen, dining room, sitting room, second kitchen, utility room, billiards room, inner hall and wet room to the ground floor with two landings, six bedrooms, master dressing room, two bathrooms and two en-suites on the first floor. Two cellar rooms to the basement level. The oil central heating system is powered via two boilers and has both single and double glazed windows throughout.

Appletree Barn has been beautifully converted using high-quality materials yet sympathetic to the existing barns features. Briefly comprising hallway, open plan living/dining/kitchen, double bedroom and wet room to the ground floor with a galleried landing, two double bedrooms and bathroom on the first floor. The property is independently serviced by oil central heating and has double glazing throughout.

Situated approximately 3 miles West of Wigton, just off the B5302 and the A596. The market town of Wigton boasts fantastic amenities including shops, supermarkets, pubs, reputable primary and secondary schools and a train station. The convenience of the location is excellent, the A596 can be reached within minutes providing direct access either toward Carlisle with the M6 motorway or toward West Cumbria. The Lake District national park is reachable within an hours driv



## HALLWAY

Double glazed French doors from the front with internal doors to the lounge, cellar, dining kitchen, inner hall and dining room. Main staircase to the first floor, feature tiled flooring, double glazed window, open fire with surround and hearth and two radiators.

## LOUNGE

Two double glazed French doors to the front, internal door to the orangery, two radiators and multi-fuel stove with surround and hearth.

## ORANGERY

Single glazed windows to two sides with external door to the front. Internal door to the utility room. Part-tiled flooring.

## DINING KITCHEN

Fitted kitchen comprising a range of base and wall units with central-island with stone worksurfaces above. Range-style electric cooker, double Belfast sink with mixer tap, integrated tall fridge, space and plumbing for a dishwasher, two radiators, stone flooring, large sideboard unit, two double glazed windows and internal door to the utility room.

## UTILITY ROOM

Space and plumbing for a washing machine, space for a tumble drier, space for an American fridge freezer, stone flooring, oil boiler, single glazed window, external door to the rear and internal door to the billiards room.

## BILLIARDS ROOM

Four single glazed windows, retained stone worksurfaces, stone flooring and two radiators.

## DINING ROOM

Single glazed window, internal door to the sitting room, radiator and open fire with tiled surround and hearth.

## SITTING ROOM

Two single glazed windows, open fireplace with brick surround, stone flooring, two radiators and internal door to the inner hall.

## INNER HALL

Internal doors to kitchen two, downstairs wet room and the sitting room. Stone staircase to the first floor with under-stairs cupboard housing the oil boiler, radiator and stone flooring.

## KITCHEN TWO

Fitted kitchen comprising base and wall units with worksurfaces and tiled splashbacks above. Integrated electric oven, electric hob, extractor unit, freestanding dishwasher, stone flooring, radiator, external door to the rear elevation, single glazed window and storage cupboard housing the hot-water cylinder.

## WET ROOM

Three piece suite comprising WC, pedestal wash hand basin and wet-room shower enclosure benefitting a mains shower. Part tiled walls, tiled flooring, extractor fan, radiator and obscured single glazed window.

## LANDING

Main staircase from the ground floor hallway with internal doors to bedrooms one, two, master dressing room and bathroom one. Further double doors to landing two. Double glazed window on the staircase.

## BEDROOM ONE

Double bedroom complete with three single glazed windows, two radiators and retained fireplace with surround.

## BEDROOM ONE DRESSER

Single glazed window, radiator and retained fireplace with surround.

## BEDROOM TWO

Double bedroom complete with double glazed window, radiator and retained fireplace with surround and hearth. Door to the en-suite shower room comprising WC, pedestal wash hand basin, corner shower enclosure benefitting an electric shower, chrome towel rail and extractor fan.

## BATHROOM ONE

Three piece suite comprising WC, pedestal wash hand basin and bath. Part tiled walls, radiator, extractor fan and double glazed window.

## LANDING TWO

Stone stairs up from the ground floor inner hall with internal doors to bedrooms three, four, five, six and bathroom two. Single glazed window on the staircase. Further stairs toward the main staircase landing.

## BEDROOM THREE

Double bedroom complete with single glazed window, radiator and wash hand basin.

## BEDROOM FOUR

Double bedroom complete with two single glazed windows and radiator.

## BEDROOM FIVE

Double bedroom complete with single glazed window and radiator. Door to the en-suite shower room comprising WC, wash hand basin, corner shower enclosure benefitting a mains shower and extractor fan.

## BEDROOM SIX

Single bedroom complete with single glazed window and radiator.

## BATHROOM TWO

Three piece suite comprising WC, pedestal wash hand basin and bath with mains shower over. Half panelled walls, part tiled walls, radiator and single glazed window.

## APPLETREE BARN - HALLWAY

Entered via double glazed French doors from the courtyard with further internal doors to the open plan living/kitchen, bedroom one and wet room. Two double glazed windows, stone flooring, recessed spotlights and radiator.

## APPLETREE BARN - LIVING/KITCHEN

Open plan living room and kitchen. The fitted kitchen comprises a range of base and wall units with worksurfaces above. Integrated electric oven, electric hob, extractor unit, space and plumbing for a washing machine space for a fridge freezer, radiator and one bowl stainless steel sink with mixer tap. Storage cupboard housing the oil boiler. Within the living area is an open staircase to the first floor, feature multi-fuel stove set within a stone chimney breast and double glazed French doors. Stone flooring, six double glazed windows and vaulted ceiling with exposed beams.

## APPLETREE BARN - BEDROOM ONE

Double bedroom complete with two double glazed windows, stone flooring, recessed spotlights, radiator and stone flooring.

## APPLETREE BARN - SHOWER ROOM

Three piece suite comprising WC, wash hand basin and shower enclosure benefitting mains shower with rainfall shower head. Chrome towel radiator and recessed spotlights.

## APPLETREE BARN - LANDING

Galleried landing with exposed beams overlooking the open plan living room & kitchen below.

## APPLETREE BARN - BEDROOM TWO

Double bedroom complete with two double glazed windows, radiator and vaulted ceiling with exposed beams.

## APPLETREE BARN - BEDROOM THREE

Double bedroom complete with two double glazed windows, radiator and vaulted ceiling with exposed beams.

## APPLETREE BARN - BATHROOM

Four piece suite comprising WC, wash hand basin, bidet and bath with mains shower over. Part tiled walls, chrome towel radiator, recessed spotlights and extractor fan.

## EXTERNAL

Accessing the property from the front via a gated driveway the grounds include formal gardens to the front and side elevations with a large courtyard to the rear elevation providing ample off road parking. Beyond the courtyard to the rear elevation is the detached garage, greenhouse, barn and stables. Two paddocks of excellent size to the side and rear.

## WHAT3WORDS

For the location of this property please visit the What3Words App and enter - thickens.chains.auctioned

## PLEASE NOTE

We advise potential purchasers that Moor Row House is serviced by septic tank and Appletree Barn is serviced by treatment plant, both of which are located within the boundaries of Moor Row House. The seller informs us they have a right of way over land owned by the neighbouring property, to access their land to the North of Moor Row House. Both Moor Row House and Appletree Barn are held on separate titles.

# Floorplan



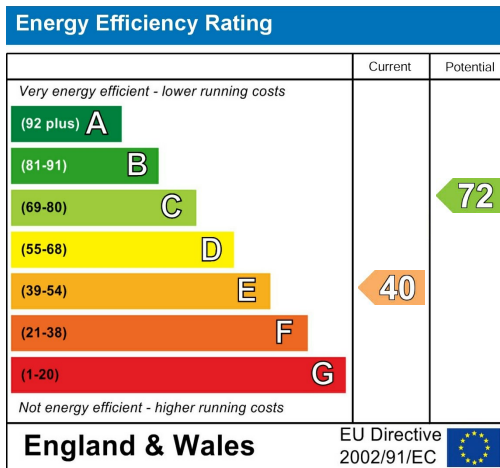








## Energy Efficiency Graph

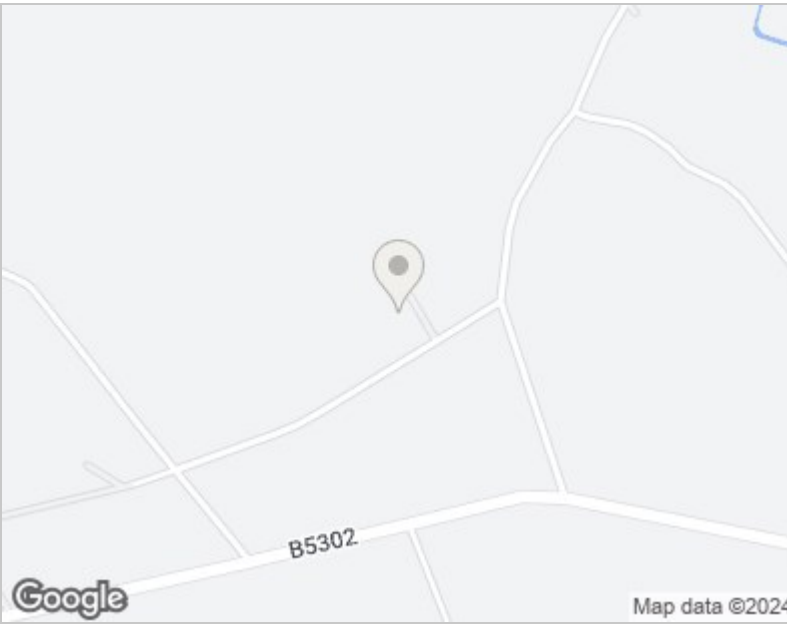


## Viewing

Please contact our Hunters Carlisle Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.



Road Map



Hybrid Map



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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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