



Orchard House, Bothel

Wigton, Cumbria, CA7 2JA

Guide Price £650,000



- Substantial Detached Home within a Picturesque Semi-Rural Location
- Beautifully Presented Accommodation
- Four Bedrooms including an Exceptional Master Bedroom with Dressing Room & En-Suite
- Attached Barn, Detached Byre & Sheltered Barn
- Oil Central Heating & Double Glazing Throughout
- Excellent Smallholding, Equestrian and Development Potential
- Sunroom, Living Room, Snug/Office & Kitchen with Utility Room
- Generous Grounds including Gardens & Paddock
- Abundance of Off-Road Parking
- EPC - D

Orchard House, Bothel

Wigton, Cumbria, CA7 2JA

Guide Price £650,000



Orchard House offers a wonderful opportunity to purchase a fine detached home boasting an abundance of beautifully presented and lovingly cared for accommodation internally and exceptional space externally. Nestled within a plot of over three acres and offering excellent scope for multiple uses including smallholding and equestrian potential with its generous grounds including gardens, paddock and field to the rear, all enjoying beautiful views to the South over Skiddaw and the Lakeland hills and North over the Solway towards Criffel and the Scottish fells. Attached to Orchard House is a substantial barn which could be further developed into additional living accommodation for the main home or adapted to become an annexe or separate living accommodation (subject to planning). This semi-rural home is perfectly suited to those looking for tranquil village living on the edge of the Lake District National Park. A viewing is imperative to appreciate the location, potential and lifestyle opportunity Orchard House has to offer.

The accommodation, fully renovated throughout has oil central heating and double glazing, briefly comprises to the ground floor a sunroom/dining room, living room, snug/office, country kitchen/breakfast room, double bedroom, bathroom, utility room/laundry, rear conservatory/porch and a store/laundry room. Stairs lead to the first floor landing with a master bedroom with dressing room and en-suite, a double bedroom with an en-suite and a further double bedroom. Externally the generous grounds include a front garden with various fruit trees, a sweeping driveway, large rear courtyard, paddock and outbuildings including an attached double storey barn, a byre and two significant buildings readily convertible to stables and stores. EPC - D and Council Tax Band - E.

The village of Bothel is a peaceful and semi-rural setting, located between the market towns of Cockermouth and Wigton and boasts multiple "Best Village in Allerdale and Cumbria" awards and a Silver Gilt award in the RHS "Britain in Bloom" competition. Bothel itself offers numerous excellent amenities including The Greyhound Inn, St. Michaels School which has been graded 'Good' by Ofsted, and a lovely village hall offering activities including yoga, gardening, wildlife, fencing, lunch and bowling. A wider array of conveniences, amenities and transport links can be found within the larger towns, including local shops, supermarkets, secondary schools, bars and restaurants.

Located by the A595 which connects North Cumbria through to Western and Southern Cumbria along with easy access to the A66 and M6 motorway. The Lake District National Park is just one mile distant providing endless hours of beautiful walks, picturesque scenery and all the exceptional recreational activities that Lakeland has to offer. Rail connections can be found within Aspatria, approximately 4.5 miles drive which connects locally throughout Western Cumbria and back to Carlisle's Citadel station, part of the West Coast mainline.

SUNROOM/DINING ROOM

Entrance door from the front with internal door to the living room, double glazed windows to three sides, vaulted ceiling with exposed beams, electric radiator and tiled flooring.

LIVING ROOM

Internal doors to the snug/office, kitchen, inner hall and staircase, oil stove set on a stone hearth, tiled flooring, radiator and two double glazed windows to the front aspect.

SNUG/OFFICE

Internal double glazed window to the sunroom, multi-fuel stove set within a feature stone fireplace and a wall-mounted electric heater.

KITCHEN/BREAKFAST ROOM

Fitted kitchen comprising a range of base, wall and drawer units with matching worksurfaces, upstands and splashback above. Freestanding oil 'Aga', integrated double oven, LPG gas hob, extractor unit, integrated dishwasher, integrated fridge, one and a half bowl stainless steel sink with mixer tap, wall-mounted electric fire, tiled flooring, exposed beams to the ceiling, double glazed bay window to the rear aspect with feature window seating area and an internal door to the conservatory/porch.

INNER HALL

Internal doors to bedroom four and the utility room, radiator, tiled flooring and an internal double glazed window to the conservatory/porch.

BEDROOM FOUR

Two double glazed windows to the front aspect and radiator.

UTILITY ROOM/LAUNDRY

Fitted wall units, one bowl stainless steel sink, electricity consumer unit, radiator, space and plumbing for a washing machine, space allowing three tall white-goods, tiled flooring, double glazed window to the front aspect, internal double glazed window to the rear porch and an internal door to the conservatory/porch.

CONSERVATORY/PORCH

Double glazed windows to the rear aspect, double glazed French doors to the rear garden patio, stone flooring and internal door to the store/laundry room.

STORE/LAUNDRY

An exceptional space for storage, benefitting from power, lighting, tiled flooring, freestanding oil boiler, double glazed window to the rear aspect and an external door to the rear elevation.

BATHROOM

Four piece suite comprising a WC, pedestal wash hand basin, bidet and P-shaped bath with shower attachment. Part-tiled walls, tiled flooring, extractor fan, chrome towel radiator and an obscured double glazed window.

LANDING

Stairs up from the ground floor with internal doors to the three bedrooms, airing cupboard, radiator and exposed beams.

MASTER BEDROOM

Three double glazed windows to the front aspect, two double glazed windows to the rear aspect, two radiators, vaulted ceiling with exposed beams and internal door to the master dressing room.

MASTER DRESSING ROOM

Internal door to the en-suite, four double glazed pigeon-hole windows, vaulted ceiling with exposed beams and a vertical radiator.

MASTER EN-SUITE

Five piece suite comprising a WC, pedestal wash hand basin, bidet, spa bath with hand shower attachment and a shower enclosure with mains shower. Chrome towel radiator, radiator, vaulted ceiling with exposed beams and three double glazed windows to the rear aspect.

BEDROOM TWO

Three double glazed windows to the front aspect, exposed beams, two radiators and an internal door to the en-suite.

BEDROOM TWO EN-SUITE

Four piece suite comprising a WC, vanity wash hand basin, bidet and shower enclosure with mains shower. Part-tiled walls, extractor fan, towel radiator, radiator, recessed spotlights and exposed beams.

BEDROOM THREE

Double glazed window to the rear aspect, double glazed Velux window, radiator and exposed beams.

EXTERNAL

Front Elevation:

Accessing the plot via a double gatepost entrance allowing access to a sweeping driveway towards the property. There is a generous lawned garden with mature fruit trees to the front with the addition of a generous gravelled garden area with beautiful pond. Directly in front of the property is a large paved seating area which allows access in the front of the property via the sunroom.

Rear Elevation:

Directly between the property and the byre is a generous parking area which allows for full vehicle turning. Within this area is a raised gravelled seating area with floral border. Access into both the barn and byre from this area along with gated access to the paddock/land area.

Paddock/Land:

Broken into two areas, the first area is of generous proportioned and could be re-purposed for further development of buildings/stables etc, currently incorporating a sheltered barn area and carport with store. Access via gate to the enclosed field, which is of excellent proportions (approximately 2.5 acres) and enjoys outstanding views towards the Solway Coast and Southern Scotland.

BARN

A substantial attached barn offering excellent scope for development including an extension to the main living accommodation or becoming separate living accommodation, subject to relevant permissions. The barn includes power and lighting internally, accessible via either double doors from the front elevation or a pedestrian access door from the rear parking/turning area. One single glazed window to the rear elevation with multiple single glazed pigeon-hole windows throughout. Vaulted ceiling with exposed beams.

BYRE

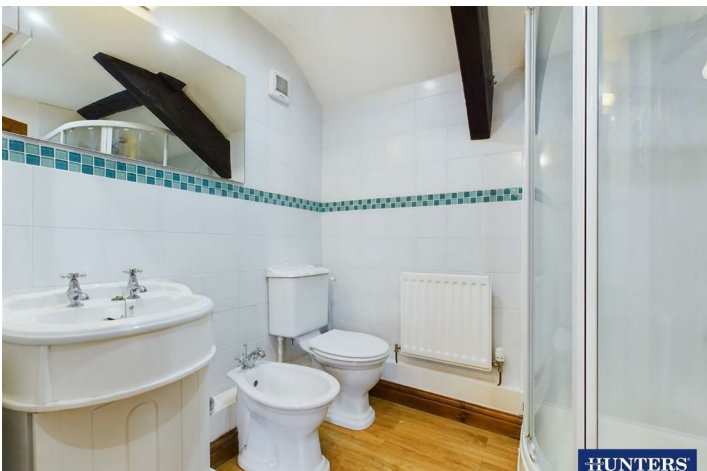
Complete with pedestrian access door from the parking/turning area, power, lighting, cold-water tap, four single glazed windows to the front aspect, concrete flooring and a vaulted ceiling with exposed beams.

WHAT3WORDS

For the location of this property please visit the What3Words App and enter - collected.refuses.regarding

Floorplan

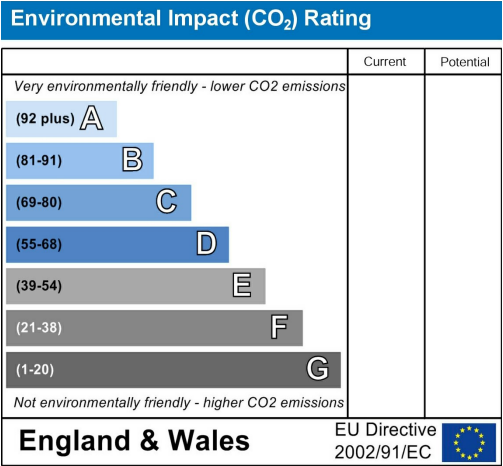
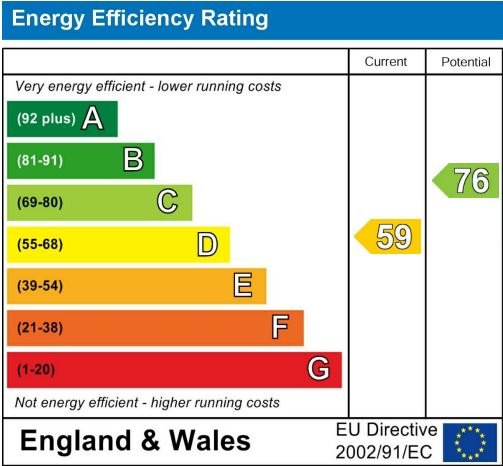






HUNTERS

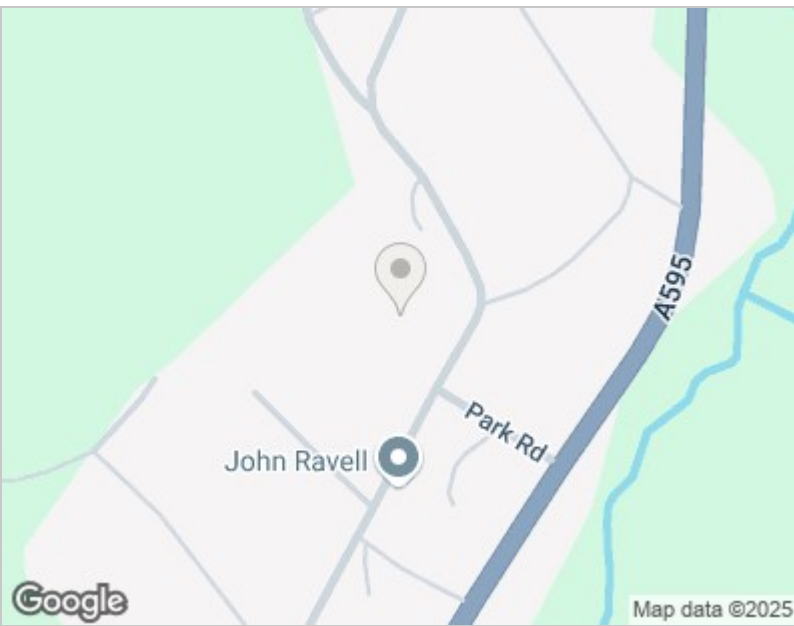
Energy Efficiency Graph



Viewing

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

Road Map



Hybrid Map





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.

56 Warwick Road, Carlisle, Cumbria, CA1 1DR
Tel: 01228 584249 Email: centralhub@hunters.com
<https://www.hunters.com>

