



5

Bedrooms

2

Bathroom



















## PROPERTY DESCRIPTION

Fairstead is an impressive Edwardian period property located on the edge of the village of Abbeytown. Set in a generous plot and with plenty of character, period features and charm, this property has the potential to become a wonderful family home.

Upon entering the property, you are greeted by a vestibule leading to a generous hallway. Off the hallway, you will find 3 large reception rooms, kitchen and bathroom with 3-piece suite. Each reception room boasts many original features, including fireplaces, service bells and bay windows, and one of the reception rooms has access to the garden. The kitchen is a good size and has access to the courtyard to the rear of the property and the 'lad's room'. From the kitchen, you will find a large sunroom with UPVC windows and door.

The grand staircase, with beautiful stain glass window, leads to the first floor where you will find 4 double bedrooms and a smaller single bedroom. All 4 of the double bedrooms have a feature fireplace and lovely views of the grounds; 2 of the bedrooms also have built in storage.

The grounds of Fairstead extend to approx. 0.48 acres and feature a grassed lawn to the front of the property, patioed area to the sides and a courtyard to the rear. Within the courtyard there are several outbuildings, including a garage and stores. A path from the courtyard leads to an orchard area with well-established fruit trees.









### **'LAD'S ROOM'**

From the kitchen at the rear of the property, you will find a large hallway, with a pantry cupboard, that has stairs up to what would have been the 'Lad's Room' during the Edwardian times and beyond.

***'A 'Lad's Room' refers to the area of residence for a member of the household staff that traditionally cared for equine'.***

There is a box room separated within the main room with wooden panels. The main room features a cast-iron fireplace and service bell.



*Family that is believed to have resided at Fairstead, Abbeytown*





### METHOD OF SALE

The property is offered for sale by Private Treaty. The Vendor reserves the right to amend these particulars, not to accept any offer received or to withdraw the property from sale at any time. A closing date for offers may be fixed, and prospective purchasers are advised to register their interest with the selling Agents following an inspection.

### VIEWING

Strictly by arrangement with the Sole Agents:

**Mitchells Land Agency, Lakeland Livestock Centre, Cockermouth,  
Cumbria, CA13 0QQ**

**Tel: 01900 822016**

**Email: [info@mitchellslandagency.co.uk](mailto:info@mitchellslandagency.co.uk)**

### ACCESS

The property is accessed via a driveway directly from the public road and lies within Land Registry title CU239860.

### SERVICES

The property benefits from mains electricity, water and drainage. Hot water is provided by the oil fired aga and there is no central heating system.

### VALUED ADDED TAX (VAT)

VAT will be charged if applicable.

### LOCATION & SITE PLAN

The property is located on the edge of the village of Abbeytown, approx. 6 miles from the market town of Wigton and approx. 5.5 miles from the seaside town of Silloth. Abbeytown itself boasts a village shop, pub, primary school and good transport links.







Approximate total area<sup>(1)</sup>

2871.6 ft<sup>2</sup>

266.78 m<sup>2</sup>

Reduced headroom

10.44 ft<sup>2</sup>

0.97 m<sup>2</sup>



(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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