



4

Bedrooms

1

Bathroom











## PROPERTY DESCRIPTION

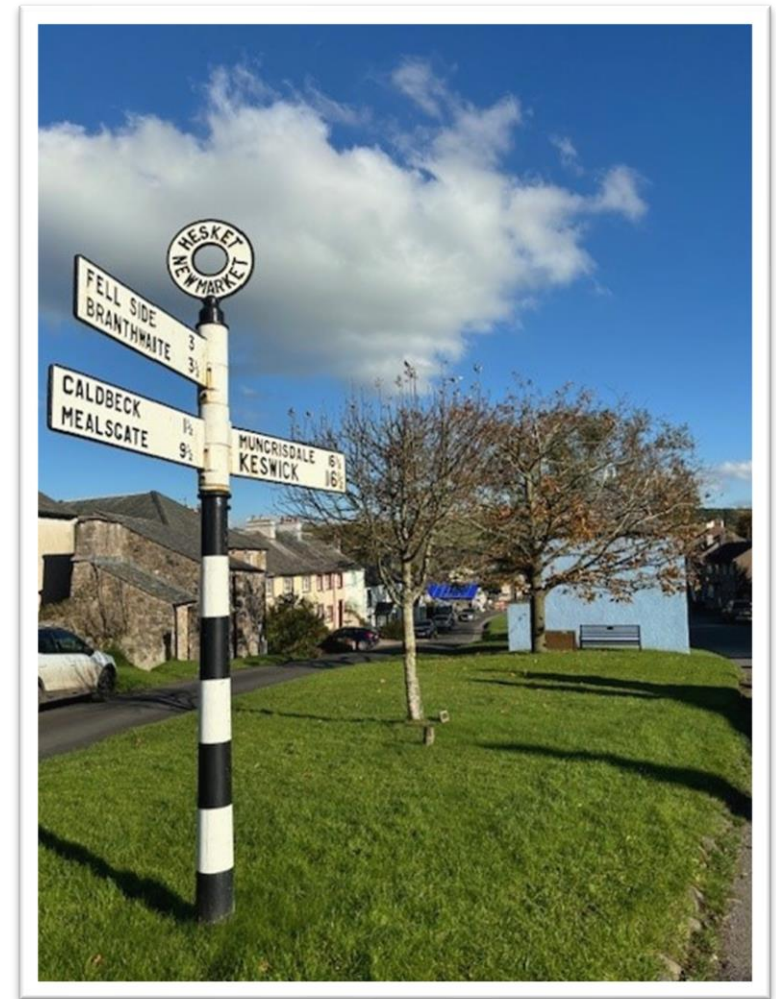
Welcome to Berkeley House, a beautiful large period home set in the picturesque village of Hesketh New Market. Berkeley House is a Grade II listed building with great potential to become a forever family home.

The ground floor briefly comprises a welcoming snug with log burner, adjacent reception room with two windows offering lovely views down the village, a large kitchen diner with Aga, WC and sunroom with a door leading to the outside space.

The first-floor comprises 4 bedrooms in total, two being good sized double rooms with fitted wardrobes and a feature fireplace, and a house bathroom with bath.

Berkeley House benefits from an elevated low maintenance garden to the rear, accessible from the sunroom.

Hesketh New Market is a sort after village in the Lake District National Park that benefits from a pub, village shop and views of Skiddaw. Hesketh Newmarket is closely associated with neighbouring village Caldbeck, which is 1.5 miles to the west. The nearest town is Wigton, 9.2 miles northwest of the village, Carlisle is 13.9 miles to the north.









## 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)**

## SERVICES

The property benefits from mains electricity, drainage and water. Central heating is provided by oil.

## VALUED ADDED TAX (VAT)

VAT will be charged if applicable.

## LOCATION

