



5

Bedrooms

2

Bathrooms







PROPERTY DESCRIPTION

Welcome to Gillgrass House, Wellington, an impressive country house set in 2.25 acres, with well-maintained gardens and approx. 2 acres of amenity land. If panoramic views of both fells and coast are your thing then this property is for you!

The ground floor creates a seamless living experience with a grand drawing room with exposed beams, fireplace and patio doors, fit for entertaining family and friends, a cosy lounge with a log burner and views of the Irish Sea and the Cumbrian fells, plus a large country style kitchen complete with a free-standing stove and views of the surrounding area, utility hallway and useful downstairs WC. Ascend to the first floor to encounter 3 inviting bedrooms, one partnered with an ensuite boasting a bath with overhead shower, and a further house bathroom with bath and overhead shower.

Beautifully presented throughout, the main residence has been thoughtfully updated to an exceptional standard, combining modern comfort with timeless character. Light-filled living spaces, quality finishes, and tasteful décor create an inviting and refined atmosphere, ideal for both relaxed family living and entertaining. At the heart of the property, a discreet internal doorway opens into the original, untouched part of the house (coloured grey on the floorplan)— a rare and captivating treasure that has remained preserved through time. Here, the charm of bygone days is palpable, with period details, historic proportions, and authentic materials evoking a deep sense of heritage. This unique connection between the two wings offers the perfect opportunity for the new owner to create a stunning contrast of styles, to sympathetically restore the older rooms, or to simply enjoy them as a piece of living history woven into the fabric of a modern home.

Gillgrass House benefits from split-level lawned areas at the front and rear, a sweeping patio around the house and a rockery style garden accessible from the patio doors in the drawing room. There is an ascending driveway, giving access to a private parking area and outbuildings. Access to the orchard can also be found here. *Please see sale plan for approximate location(s).*



MEASUREMENTS & FLOOR PLAN

Entry 1.44 x 1.33m

Hallway 2.12 x 4.26m

Lounge – 4.99 x 5.28m

Drawing Room – 9.20 x 5.55m

Kitchen/Diner – 4.81 x 5.09m

Utility Hallway – 5.79 x 1.47m

WC

Bedroom – 5.00 x 5.47m

Bedroom – 4.84 x 4.69m

Bathroom (Ensuite) – 2.64 x 1.85m

Bedroom – 3.53 x 3.49m

Bedroom – 2.63 x 2.73m

Bedroom – 2.97 x 3.03m

Bathroom (Ensuite) – 1.14 x 1.61m



Floor 0



Floor 1



LOCATION & SALE PLAN



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Wellington is a small village that is located approximately 1 mile from Gosforth and approximately 3.7 miles from the Victorian costal village of Seascale. Local amenities, such as independent cafes, restaurants, shops, schools and healthcare can be found within proximity. The property sits within The Lake District National Park boundary and places of natural beauty and interest, such as Wast Water and Scarfell Pike, can be found a short driving distance away.

TENURE AND TITLE

- Please note that a third party has a right of access across the driveway to the disused quarry***

The property has freehold title. The property is sold subject to all existing burdens (covenants, wayleaves, rights of way, easements, quasi-easements, rights of access, ancient monuments, etc.) whether public or private and whether constituted in the title deeds or not. Details can be obtained via the agent. The purchasers will be held to have satisfied themselves as to the nature of such burdens.

Drainage is to a septic tank, it is up o the purchaser to make sure it is compliant to current regulations.



