



6

Bedrooms

2

Bathrooms





MILESTONE HOUSE

Welcome to Milestone House & Cottage in Waverton, Wigton, an impressive 6 bed property with the addition of a cosy 2-bed cottage adjacent. Filled with original features and charming character, this property offers potential purchasers the opportunity to create a great family home with the bonus of a rental business opportunity, or scope for multi-generational living.

Milestone House comprises an entrance hallway with tiles flooring leading to a large kitchen with dual aspect windows, built in storage and an oil-fired AGA. Off the hallway is a good-sized living room featuring a log fire and built-in storage, there is also access to the snug with views to the surrounding area. In addition to the front entrance, there is a rear entrance leading to the sunroom, back kitchen and then into the main kitchen. There is also the addition of a modern bathroom downstairs, featuring a shower, WC and WHB. Stairs leading up to the first floor give access to the 6 bedrooms and bathroom, with WC, WHB and shower/bath.

To the rear of the property is a large concrete yard, offering off-road parking for several vehicles, as well as a large, detached garage with electric roll-up door.

Access to the garden is through the yard at the rear and consists of a lawned area with mature trees and shrubs.

MILESTONE HOUSE - MEASUREMENTS

Hallway 1.76 x 4.18m

Living Room 4.87 x 4.30m

Snug 4.09 x 4.01m

Kitchen 4.66 x 4.31m

Back Kitchen 5.28 x 2.83m

Office/Playroom 3.01 x 4.07m

Sunroom 4.99 x 2.90m

Rear Hallway 0.99 X 4.58m

Downstairs Bathroom 3.73 x 2.67m

Bedroom 3.62 x 4.56m

Bedroom 1.82 x 3.37m

Bedroom 3.33 x 3.69m

Bedroom 5.90 x 4.25m

Bedroom 4.05 x 3.10m

Bedroom 3.83 x 4.46m

Upstairs Bathroom 1.90 x 3.06m

Garage 5.61 x 5.76m

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		







MILESTONE COTTAGE

Guide Price £120,000

Milestone Cottage sits adjacent to the main house with access at the front and rear of the property. The cottage comprises an entrance hallway with stairs leading to the first floor and access to the living room. The living room features a log burner and built-in storage. At the rear is a modern kitchen with and bathroom with WC, WHB and bath with overhead shower. The first floor comprises 2 bedrooms, one double and a single, and a storage cupboard.

To the front of the cottage is an easy to maintain garden with mature shrubs.

Milestone Cottage would be a fantastic business opportunity or scope for multi-generational living.

MILESTONE COTTAGE - MEASUREMENTS

Hallway 2.68 x 4.38m

Living Room – 3.89 x 4.39m

Kitchen – 3.04 x 2.69m

Bathroom

Bedroom – 3.76 x 3.47m

Bedroom – 2.82 x 1.89m

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81-91	B		86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	31 F	
1-20	G		

METHOD OF SALE

The property is offered for sale as a whole, or in two separate lots, 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 Estate Agency, Lakeland Livestock Centre, Cockermouth, Cumbria, CA13 0QQ

Tel: 01900 822016 **Email: info@mitchellsestateagency.co.uk**

LOCATION

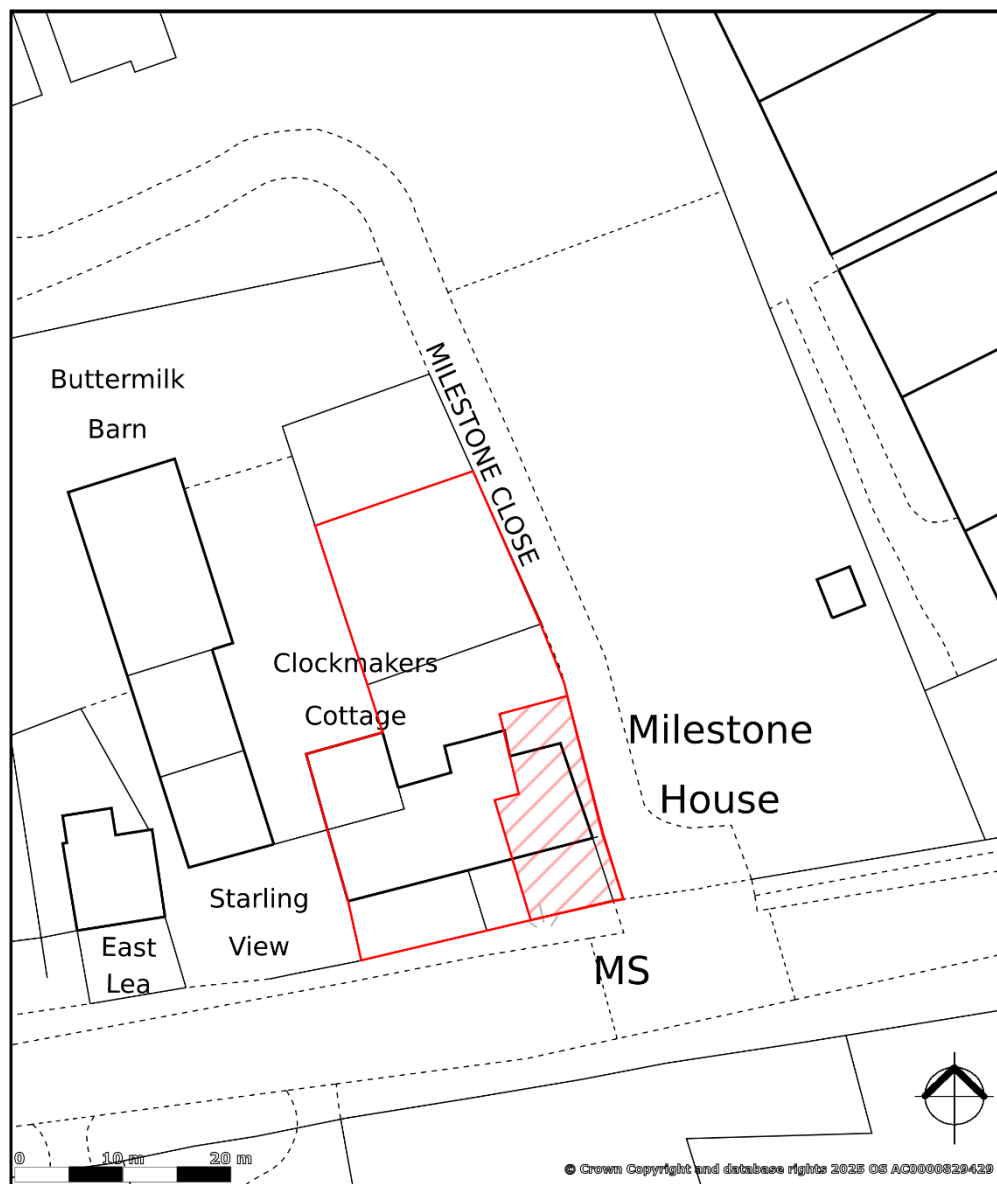
The properties are located in the village of Waverton, approximately 2 miles from the market town of Wigton and 6 miles from Aspatria. Waverton has good transport links and local amenities, with the towns of Wigton and Aspatria further amenities, schools and healthcare.

SERVICES

Milestone House benefits from mains electricity, water and drainage. Heating is provided by oil central heating. Milestone Cottage benefits from mains electricity, water and drainage. Heating is provided by electric storage heaters.

VALUED ADDED TAX (VAT)

VAT will be charged if applicable.



Please note the red hatched area on the sale plan highlights Milestone Cottage. If the properties are sold separately, the parking and access to the cottage are as described.



Floor 0



Floor 1

Approximate total area⁽ⁱⁱ⁾

3593 ft²333.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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