

West House, Westnewton

Wigton, CA7 3PB

Guide Price: £260,000

www.mitchellslandagency.co.uk

t: 01900 822016

e: info@mitchellslandagency.co.uk



DESCRIPTION

West House is a cosy country cottage that has been tastefully renovated well-maintained property encompasses a total area of 850.35 square feet, thoughtfully spread over two floors. Currently being used as a successful holiday let, the property offers 2/3 bedrooms, kitchen diner, separate living room, a bathroom and utility room. Located 2 miles north of Aspatria, on the B5301 road to both Aspatria and Silloth, the small village of Westnewton offers fantastic rural living opportunities within driving distance of local amenities, the Solway Firth and the Lake District National Park.

Immaculately presented, the ground floor comprises of a fully equipped kitchen diner, a utility room for optimal convenience, a full bathroom featuring a shower, a good sized double bedroom, and a cosy living room enhanced by a log burner.



The first floor comprises of an additional good-sized bedroom and a versatile second room that could be adapted to suit your needs, for example, an additional third bedroom or study.



The outside space offers a well-maintained patio area, perfect for enjoying beautiful countryside views, a driveway, and separate garage.



METHOD OF SALE

The property is offered for sale by Private Treaty in a single lot. 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

SERVICES

The property benefits from mains electricity, water, and drainage.

VALUED ADDED TAX (VAT)

VAT will be charged if applicable.

COUNCIL TAX

Tax band C with Cumberland Council

EPC

Score	Energy rating	Current	Potential
92+	A		101 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

DATE OF PREPARATION


March 2024

LOCATION

The small village of Westnewton is located 2 miles north from Aspatria, on the B5301 road to both Aspatria and Silloth.

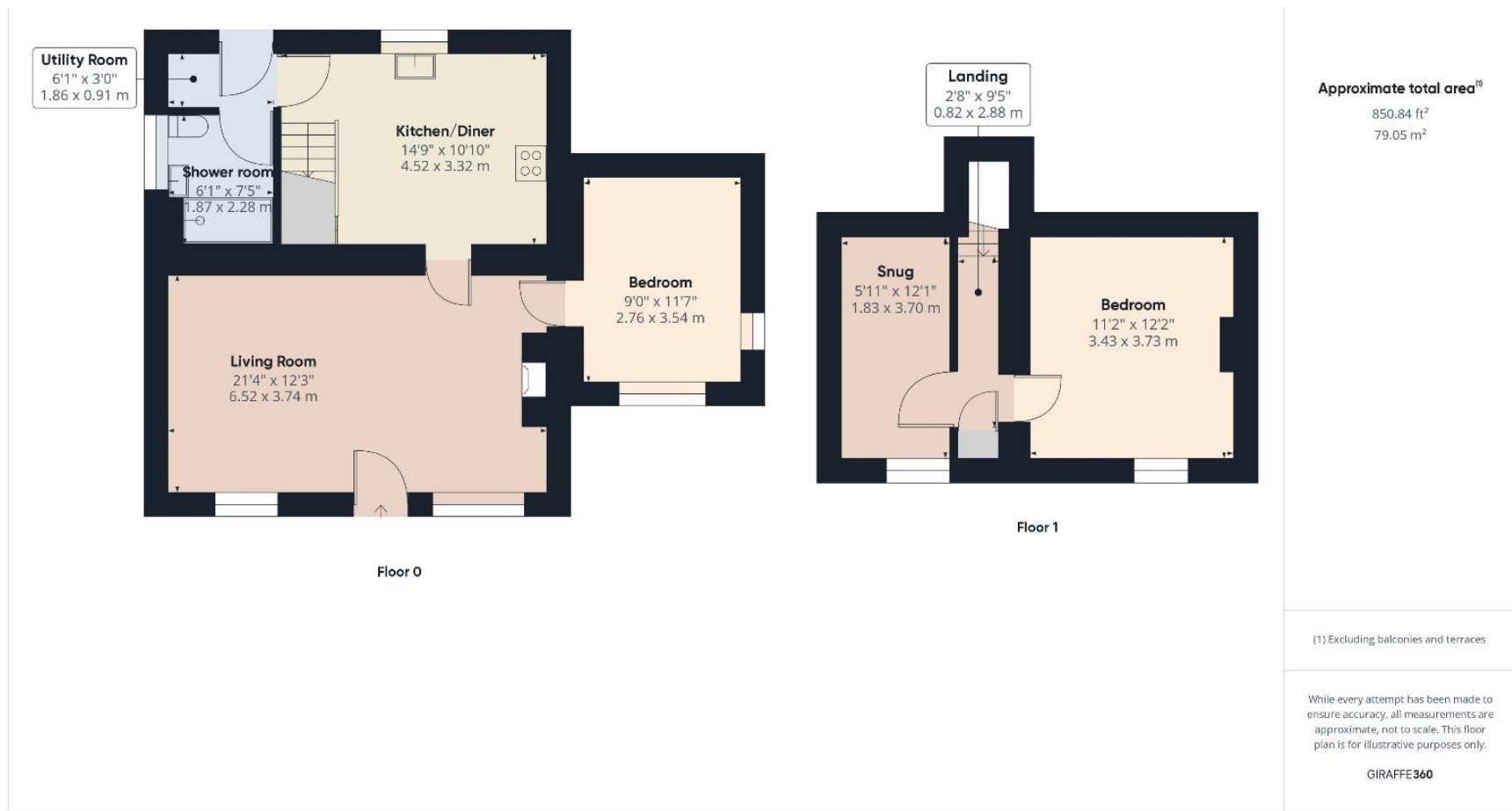
 [shapeless.fund.irrigate](https://www.shapeless.fund.irrigate)



created on 

Plotted Scale - 1:175,000

FLOOR PLAN



Whilst every care has been taken in the preparation of these particulars, all interested parties should note: The description and photographs are for guidance only and are not a complete representation of the property. Photographs were taken March 2024. Plans are not to scale, are for guidance only and do not form part of a contract. Services and appliances referred to have not been tested and cannot be verified as being in working order. No survey of any part of the property has been carried out by the Vendor or the Sole Selling Agent. All measurements have been taken using the following: Ordnance Survey data; the RPA Rural Land Registry maps; Promap mapping software; from scaled plans and by tape measure and therefore may be subject to a small margin of error. Only those items referred to in the text of these particulars are included. Nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within subsequent written agreement. These particulars do not form, nor form any part of, any offer of contract. Any contract relating to the sale of the property shall only be capable of being entered into by the Vendor's solicitor. These particulars have been prepared in good faith and in accordance with the Consumer Protection from Unfair Trading Regulations 2008 to give a fair overall view of the property, but neither Mitchell's Auction Company Ltd nor the Vendor accepts any responsibility for any error that they may contain, however caused. Any intending purchaser must therefore satisfy himself by inspection or otherwise as to their correctness. Neither Mitchell's Auction Company Ltd nor any of their employees has any authority to make or give any further representation or warranty in relation to the property.