



Greenrigg Farm , Wigton, CA7 8HJ

Guide price £875,000



Greenrigg Farm

Wigton, CA7 8HJ

- Large 5 bedroom home including annex potential
- Private position with open views over Caldbeck common
- Extended to provide a modern Kitchen space and primary suite
- Range of outdoor spaces
- Rare proposition
- Circa 6 acres with barn and stables
- Close to the popular villages of Caldbeck and Hesketh Newmarket
- Impeccably presented
- Air source heat pump and ground level solar array

Located just outside the picturesque village of Caldbeck, this substantial Grade II listed, detached house offers an exceptional opportunity for those seeking a spacious family home. In parts the property dates back to 1665 but benefits from all modern services and comforts. The property has been maintained impeccably and boasts five generously sized bedrooms with three well-appointed bathrooms.

The home has been impeccably extended to create a show-stopping kitchen that is sure to impress with the added comfort of underfloor heating. A snug area and impressive bifold doors connect the indoor space to the private outdoor patio and garden. The primary suite is equally remarkable, with large windows to two aspects with a separate dressing area and ensuite shower room.

Another feature of this residence is the internally connected one-bedroom annex, perfect for guests, extended family, or even as a private office space.

Set within approximately six acres of land, the property includes a charming woodland area, a large barn, and stables, making it an ideal setting for those with equestrian interests or a love for the outdoors. The expansive grounds offer endless possibilities for gardening, recreation, or simply enjoying the serene countryside.

This rare proposition is located just outside Caldbeck, providing fantastic open views that enhance the private and tranquil atmosphere of the home. With its blend of modern comforts and rural charm, this property is a true gem for anyone looking to embrace a peaceful lifestyle.

Directions

what3words - ///bounded.connector.mankind

Guide price £875,000



Entrance Hall	
Dining Room	17'10" x 14'4" (5.45 x 4.39)
Kitchen Diner	25'4" x 15'2" (7.73 x 4.64)
Snug	7'7" x 6'8" (2.32 x 2.04)
Lounge	14'8" x 19'1" (4.49 x 5.82)
Study/Bedroom 5	10'2" x 11'10" (3.12 x 3.61)
Hallway (Utility Kitchen Diner)	10'10" x 5'3" (3.32 x 1.62)
Porch	7'3" x 4'9" (2.21 x 1.45)
Utility	6'0" x 7'7" (1.85 x 2.32)
Principal Bedroom	16'5" x 15'4" (5.02 x 4.69)
Principal Dressing Room	7'8" x 14'8" (2.35 x 4.48)
Principal Ensuite	7'11" x 5'1" (2.43 x 1.55)
Principal Landing	11'1" x 3'7" (3.40 x 1.10)
Bedroom Two	13'9" x 15'10" (4.21 x 4.85)
Landing	6'7" x 6'3" (2.03 x 1.91)
Bedroom Three	14'7" x 12'2" (4.47 x 3.72)



Bedroom Four	11'8" x 10'1" (3.58 x 3.09)
Bathroom	7'11" x 6'3" / 8'4" x 3'4" (2.43 x 1.93 / 2.56 x 1.02)
Annex Kitchen	8'5" x 8'11" (2.57 x 2.73)
Annex Lounge	10'9" x 15'8" (3.30 x 4.79)
Annex Bathroom	8'4" x 6'1" (2.55 x 1.87)
Annex Bedroom	10'11" x 16'4" (3.34 x 5.00)
Barn	14'4" x 47'9" (4.39 x 14.56)

Stables/Storage Rooms

Room 1 - 5.41m x 1.57m
 Room 2 - 2.61m x 3.65m
 Room 3 - 2.24m x 3.68m
 Room 4 - 4.57m x 1.45m
 Room 5 - 2.51m x 3.14m (estimate)
 Room 6 - 2.06m x 2.93m
 Room 7 - 2.19m x 4.59m

Outside

Circa 6 acres including three fields, a woodland and established gardens and patio seating areas.

Services

Mains water and electric. Air source heat pump and solar. Sewage treatment plant installed in 2019. Mains fed underfloor heating in the Kitchen and primary bedroom, electric underfloor in the bathroom and ensuite.

Please Note

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Lakes Estates has the authority to make or give any representation or warranty in relation to the property. All mention of appliances / fixtures and fittings in these details have not been tested and therefore cannot be guaranteed to be in working order.

Anti-Money Laundering (AML) Checks;

When your offer is accepted, we're legally required to verify your identity. This is carried out by a third-party company at the following costs:

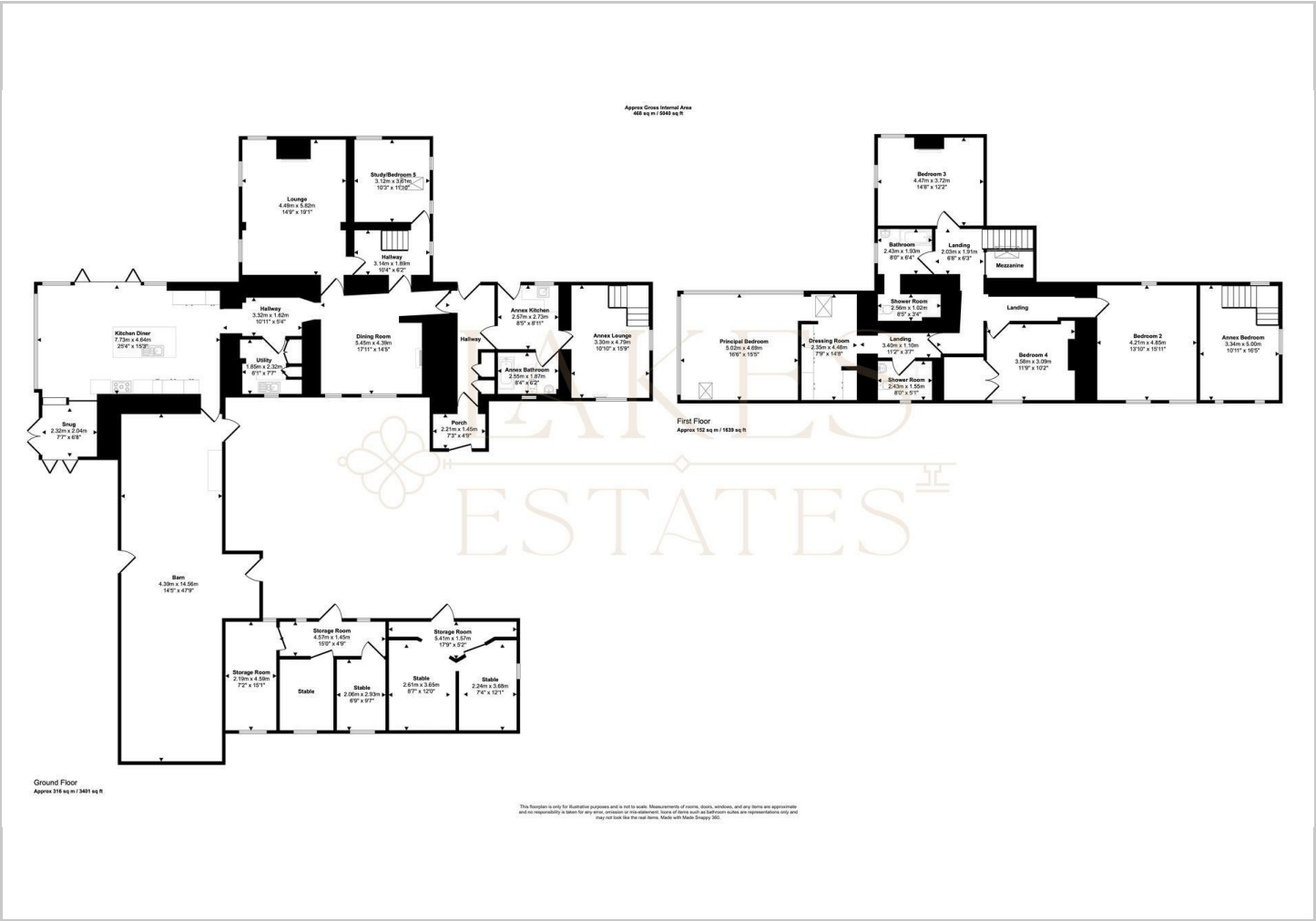
Buying in personal name: £40 (inc. VAT)

Company purchase: £120 (inc. VAT)

These fees are non-refundable, and the purchase cannot proceed until checks are complete.



Floor Plans



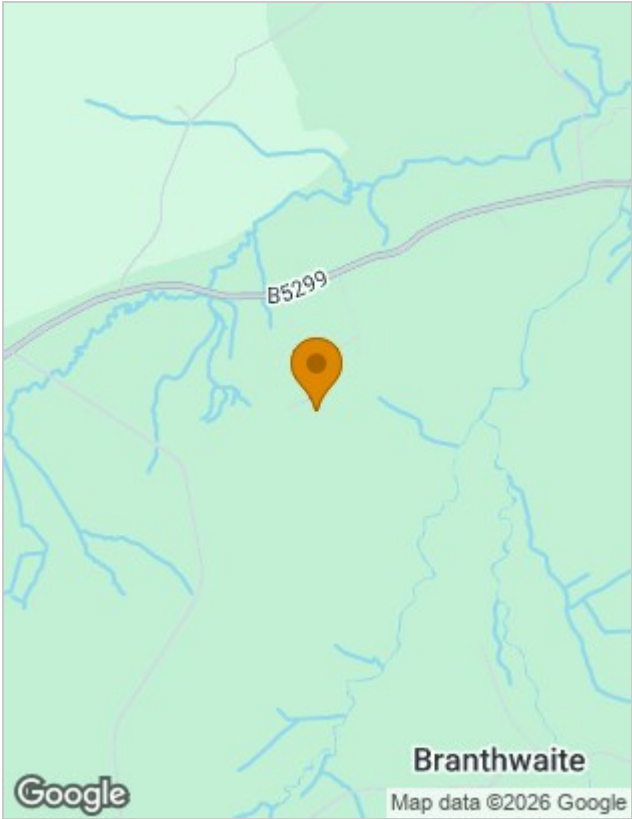
Viewing

Please contact our Lakes Estates Office on 01768 639300 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Penrith,
Tel: 01768 639300 Email: office@lakesestates.co.uk <https://www.lakesestates.co.uk>

Location Map



Energy Performance Graph

