



2 Dovay Place, Gilcrux - CA7 2QZ

£220,000 Freehold

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Offered to the market for the first time in 75 years, this cherished family home combines move-in-ready comfort with exciting potential for future modernisation. Set in a peaceful semi-rural location, the property enjoys bright and spacious accommodation including a conservatory, dining kitchen, versatile entrance hall, cosy sitting room with a new wood-burning stove, and three double bedrooms. Outside, the beautifully landscaped gardens are a true highlight, featuring colourful planting, meandering pathways, a private patio with stunning views towards the Solway and Scottish fells, and excellent garden storage. A wonderful opportunity to acquire a much-loved home in a desirable setting.





Dovay Place, Gilcrux, Wigton, CA7

Approximate Area = 1161 sq ft / 107.8 sq m

Outbuilding = 55 sq ft / 5.1 sq m

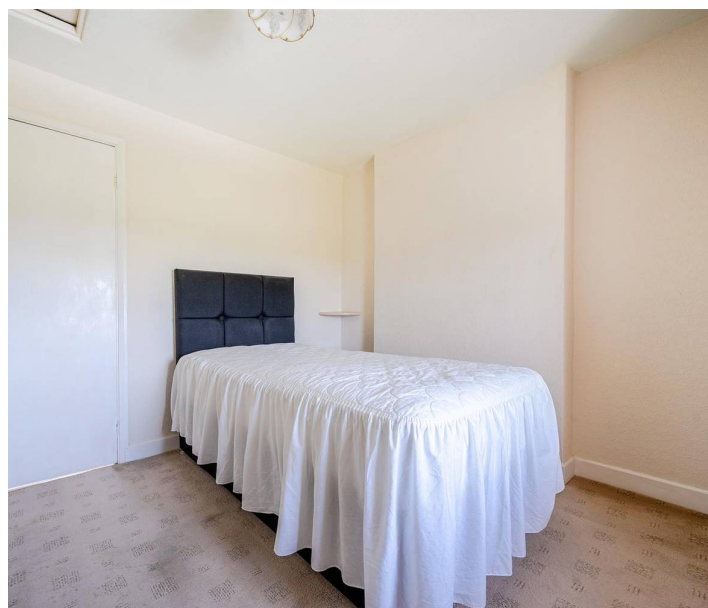
Total = 1216 sq ft / 112.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Grisdales. REF: 1492897

You can include any text here. The text can be modified upon generating your brochure.



THINGS YOU NEED TO KNOW

The property is Freehold and benefits from mains gas, electric, water and drainage services.

DIRECTIONS

W3W://///choppers.shrug.exact As you enter Gilcrux from the Tallentire direction the property can be located on the right hand side.

GREAT SPACE AND GREAT POTENTIAL

Coming to the market for the first time in 75 years, this much-loved home has been cherished by the same family for two generations. Beautifully maintained throughout, it is ready to move into while offering plenty of scope to modernise and make it your own. Enjoying a generous frontage and an abundance of natural light, the property is ideal for families or couples seeking a peaceful semi-rural setting with easy access to local amenities. A bright conservatory overlooks the colourful garden and leads into a spacious kitchen with dining space. The versatile entrance hall opens to a comfortable sitting room featuring a brand-new wood-burning stove. Upstairs are three double bedrooms and a shower room. Further benefits include uPVC double glazing, electric heating and a replacement roof fitted in recent years. A wonderful home in a highly desirable location.

WHAT A GARDEN AND WHAT A VIEW!

And the garden is sure to impress. Beautifully landscaped and lovingly maintained, it offers a wonderful array of colour throughout the seasons. Winding pathways lead through attractive, well-established lawns and bespoke raised borders filled with mature planting. A delightful



GARDEN

Beautifully landscaped and lovingly maintained, it offers a wonderful array of colour throughout the seasons. Winding pathways lead through attractive, well-established lawns and bespoke raised borders filled with mature planting. A delightful patio provides the perfect spot to relax and enjoy far-reaching views across the countryside towards the Solway and the Scottish fells beyond, with spectacular sunsets completing the picture. The garden also benefits from excellent storage, including a shed and greenhouse, while discreet areas to the side and rear provide log, coal and bin storage, together with a private raised lawn. A truly special outdoor space to enjoy.

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GARDEN

OFF STREET

2 Parking Spaces

Parking for two immediately in front of the house with further parking available on the road.



Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:





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