



## Dameroseyhay, Birch Hill Lane

Kirkbride, Wigton, CA7 5HZ

Guide Price £225,000



- Characterful Chocolate-Box Cottage in a Sought-After Village Location
- Four Generous Reception Rooms, including a Striking Double-Height Room
- Four Bedrooms, Family Bathroom, and a Ground Floor Shower Room
- Tremendous Potential to Modernise and Transform into a Spectacular Home
- Excellent Potential to create Off-Street Parking
- Cash Buyers Only
- Dining Kitchen with Adjoining Conservatory
- Generous Rear Garden with a Private Side Garden Area
- Detached Outbuilding Providing Two Storage Areas
- EPC - F

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Potential, Character and Opportunity! Damerosehay presents a rare chance to acquire a truly characterful, chocolate-box style cottage, deceptively spacious both inside and out, and tucked away within its own gardens on a peaceful lane in the heart of a sought-after village community. In need of complete modernisation and improvement, the property offers tremendous scope to reimagine and transform it into a spectacular home.

Inside, the accommodation includes four reception rooms, among them a striking double-height room at the rear which, once reconfigured, could become the true heart of the home, together with a large dining kitchen and adjoining conservatory. Four bedrooms, a family bathroom and ground floor shower room complete the versatile internal layout. Outside, the grounds are equally impressive, with a generous rear garden and a charming side garden providing both privacy and wonderful outdoor space, as well as excellent potential to extend or develop further, subject to permission. A detached outbuilding with two storage rooms, along with a pretty gravel pathway and front garden, add to the appeal, with scope to create valuable off-street parking.

Opportunities of this calibre, brimming with character and potential, seldom come to the market. Contact Hunters today to arrange your personal viewing.

Nestled within the beautiful Solway Plain, the village of Kirkbride offers the perfect blend of rural charm and everyday convenience. The village itself benefits from a range of amenities, including a primary school, convenience store, post office, doctors' surgery, pub and garage, ensuring daily needs are well catered for close to home. Just a short drive away, the bustling market town of Wigton provides supermarkets, healthcare services and a variety of independent shops, while the historic city of Carlisle is within easy reach for excellent shopping, leisure and cultural opportunities. Transport links are convenient, with a bus service through the village, rail connections available at nearby Wigton and Carlisle, and easy access to the A596 and A595, making travel across Cumbria and towards the Lake District, the Solway Coast and beyond both simple and convenient.

## GROUND FLOOR:

### PORCH

Entrance door from the front, internal doors to reception one and two, stairs to the first floor landing, feature tiled flooring, window to the front aspect with some stained-glazing and an arched window to the front aspect.

### RECEPTION ONE

Window to the front aspect, window to the side aspect, fireplace and an internal door to reception three.

### RECEPTION TWO

Window to the front aspect, fireplace and an internal door to the kitchen.

### RECEPTION THREE

Window to the rear aspect, window to the side aspect, fireplace and an opening to the kitchen.

### KITCHEN

Window to the side aspect, window to the rear aspect and an internal door to the conservatory.

### CONSERVATORY

Windows to the rear aspect, external door to the rear garden, external double doors to the rear garden and an internal door to the utility room.

### UTILITY ROOM

Internal doors to reception four and the shower room.

### SHOWER ROOM

Internal window to the conservatory.

### RECEPTION FOUR

External double doors to the rear garden, external double doors to the side garden, three high-level windows to the rear aspect, two skylight windows and stairs up to the mezzanine level.

## FIRST FLOOR:

### LANDING

Stairs up from the ground floor, internal doors to three bedrooms and bathroom, loft-access point and a window to the rear aspect.

### BEDROOM ONE

Window to the front aspect, window to the side aspect and a fireplace.

### BEDROOM TWO

Window to the front aspect.

### BEDROOM THREE

Window to the rear aspect and a window to the side aspect.

### BATHROOM

Stain-glazed window, skylight window and a small access hatch/door to bedroom four.

### MEZANNINE

Galleried to reception four below, with an internal door to bedroom four.

### BEDROOM FOUR

Skylight window.

### EXTERNAL:

Front Garden & Pathway:

To the front of the property lies a lawned garden enhanced by flowerbeds and mature borders with a variety of trees and shrubs. Entry to the plot is via double metal gates, where a charming gravelled pathway leads up to the house. Subject to the necessary permissions and widening of the gates, this area could be adapted to provide off-road parking.

Rear Garden:

To the rear of the property lies a generously proportioned garden, featuring a gravelled courtyard immediately behind the house, with a gate and steps leading up to a mature garden with lawn, shrubs, fruit trees, and a pond. The outbuilding is accessible from both the gravelled courtyard area, and the upper garden level. To the side, there is an additional private garden area, accessible from the fourth reception room.

### OUTBUILDING

Detached outbuilding offering two storage spaces, one including a WC internally.

### WHAT3WORDS:

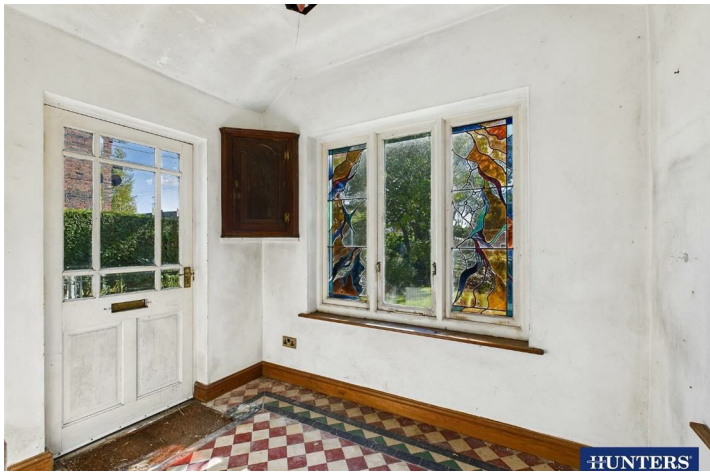
For the location of this property, please visit the What3Words App and enter - flipper.portable.harmlessly

### AML DISCLOSURE:

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

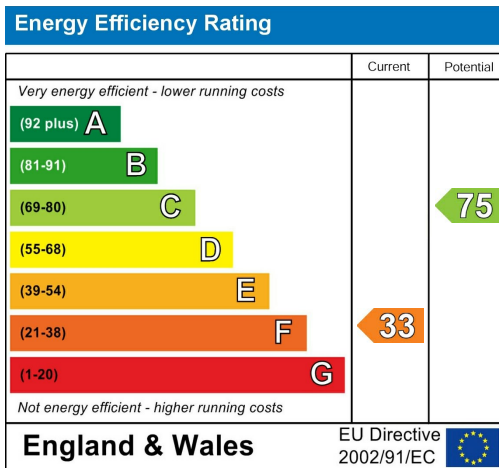
# Floorplan







## Energy Efficiency Graph

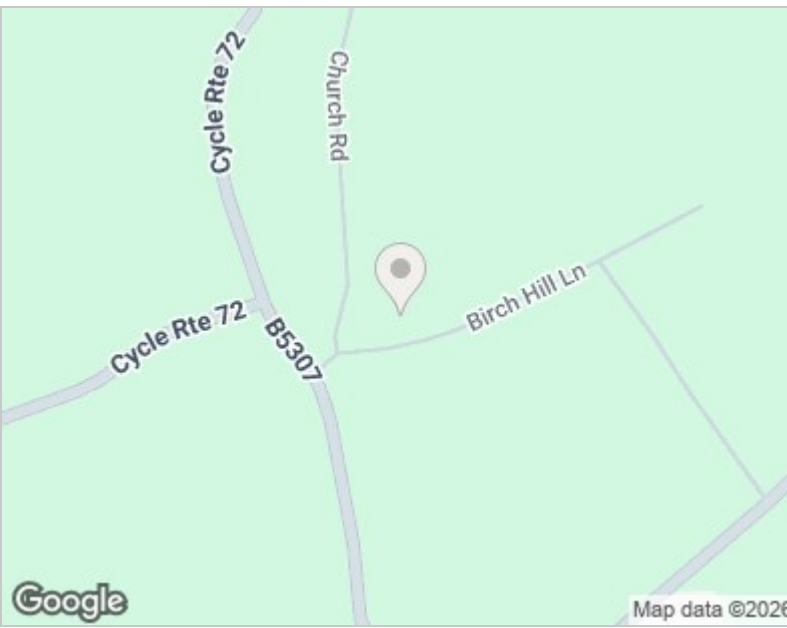


## Viewing

Please contact our Hunters Carlisle Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.

Road Map

Hybrid Map



**HUNTERS**  
HERE TO GET YOU THERE

Tel: 01228 584249



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