



5

Bedrooms

2

Bathrooms











An Exceptional Country Residence with Adjoining Paddock in a Private Coastal Setting

Tucked away at the end of a quiet no-through road and surrounded by rolling Cumbrian countryside, Windell is a remarkable detached dormer bungalow offering an enviable combination of privacy, space and versatility. Set within generous grounds and benefitting from an adjoining paddock, substantial garage facilities and beautifully proportioned accommodation throughout, this is a property that offers far more than simply a home—it offers a lifestyle.

Positioned just a short distance from the Solway Coast, Windell enjoys an idyllic setting where open countryside, coastal scenery and peaceful surroundings combine to create a truly special place to live. Opportunities to acquire a property of this nature are increasingly rare, particularly one that offers such flexible accommodation alongside valuable land and outbuildings.

The property has been thoughtfully arranged to provide spacious and adaptable living space, extending to five double bedrooms, two bathrooms and a selection of reception areas that can easily evolve with the changing needs of modern family life. Whether accommodating a growing family, multi-generational living, home-working requirements or those seeking space for hobbies and leisure pursuits, the versatile layout offers exceptional flexibility.

At the heart of the property, the generous living accommodation provides an inviting balance of comfort and practicality, with light-filled rooms designed to take full advantage of the surrounding rural outlook. The well-appointed kitchen, reception rooms and dedicated office space create a home equally suited to everyday family life and entertaining on a larger scale.

Externally, Windell truly comes into its own. The adjoining paddock represents a significant asset, opening up a wealth of possibilities for equestrian interests, smallholding aspirations, livestock, recreational use or simply the enjoyment of owning a meaningful parcel of land in such a desirable setting. The paddock enhances both the lifestyle appeal and long-term versatility of the property, setting it apart from many comparable homes in the area.

Complementing the land is a substantial garage, offering excellent storage, workshop potential or secure accommodation for vehicles, machinery or outdoor equipment. Together with extensive parking, the property is exceptionally well-equipped for those requiring practical space alongside comfortable family living.

The surrounding gardens provide a peaceful retreat, with the sense of seclusion and tranquillity being one of Windell's defining features. Here, the only sounds are often birdsong and the gentle rhythm of country life, yet the property remains conveniently placed for access to local amenities and transport connections.

Further benefits include solar panels, contributing towards improved energy efficiency and reduced running costs, with the property achieving an EPC rating of C and offering potential for further enhancement.

Windell is a rare opportunity to acquire a substantial detached dormer bungalow in one of Cumbria's most peaceful and picturesque rural locations. Combining generous and versatile accommodation, an adjoining paddock, extensive garage facilities and an exceptional level of privacy, this outstanding home offers the perfect balance between countryside living and modern convenience.

METHOD OF SALE

The property is offered for sale 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

SERVICES

The property benefits from mains electricity and water. Drainage is to a digester. The property has oil central heating with the addition of solar panels.

VALUED ADDED TAX (VAT)

VAT will be charged if applicable.



Floor 0



Floor 1



Approximate total area⁽¹⁾
3107 ft²
288.6 m²

Reduced headroom
20 ft²
1.9 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		87
(81-91) B		
(69-80) C		
(55-68) D	74	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Saltcoats, Kirkbride, CA7

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		68
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		EU Directive 2002/91/EC

