



GRISDALES

PROPERTY SERVICES



The Barn & Canine Hydrotherapy Business Low Scales, Wigton, CA7 3NE

£450,000

A TRULY UNIQUE OPPORTUNITY, this exceptional property combines a beautifully converted three-bedroom barn with a fully equipped canine hydrotherapy facility, offering both lifestyle and business potential. The Barn, thoughtfully renovated and completed in 2024, provides a bright and spacious living environment full of character, charm, and modern style, all set within a generous plot featuring a garden, ample parking, and useful external storage. Complementing the home is a detached building purpose-built for canine hydrotherapy.

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ESSENTIAL INFORMATION

The property comprises a three bedroomed, semi-detached barn conversion with garden and a canine hydrotherapy pool - Cumbria Canine Hydrotherapy Centre - an established business which has operated successfully on site for over 20 years. Currently run as a hobby business based on vet referrals and recommendations, but without advertising, there is much scope to expand as such facilities are few and far between in Cumbria. The development will be sold as one lot.

OWNER'S COMMENTS

"It has been a privilege to run CCHC since 2007. From Chihuahuas to Tibetan Mastiffs; disabled dogs to support dogs, getting to know them and building a rapport to help them live their best lives has been amazing. Whether swimming or rehabilitation or fun and fitness we have made a huge difference in the well being of so many lovely dogs, and that's immensely rewarding".

Please refer to www.caninehydro.co.uk for more information on the pool and business. Accounts are available.

WHAT YOU NEED TO KNOW

Oil central heating

Double Glazing

There is a septic tank for the house.

There is a separate overflow tank for the pool.

THE BARN

ENTRANCE HALLWAY



Accessed into an entrance porch with cupboard housing boiler. Two windows and tiled floor.

OPEN PLAN FAMILY ROOM



Large living space with a window onto the road, one to the side and door from the verandah to the rear. Tiled floor.

LOUNGE AREA



With woodburning stove on raised hearth.

DINING AREA

15'7" x 11'1" (4.75 x 3.39)



With door to entrance hallway.

KITCHEN



Fitted with a comprehensive range of base and wall units in cream with laminate worktop over and tiled splashback and including electric oven, hob and extractor fan, sink unit with mixer tap. Useful centre island incorporating larder fridge, freezer and breakfast bar. Recessed window to the front and door into utility room.

UTILITY ROOM

11'7" x 6'8" (3.54 x 2.05)



With plumbing for washing machine and space for a second appliance. Worktop over with base and wall units and tiled splashback.

INNER LOBBY

With useful enclosed storage space.

CLOAKROOM



With low level w.c. and wash basin. Potential to add a shower.

LOUNGE



Good space with patio doors and tiled floor.

BEDROOM 3



Currently used as a study. Double room with window to the road.

LANDING



Lovely open plan sitting area with picture window and super outlook across to the Lakeland fells.

BEDROOM 1

14'2" x 11'3" (4.33 x 3.44)



Double room with walk in dressing room.

EN-SUITE

8'6" x 5'10" (2.61 x 1.78)



Fitted with bath and shower over with recessed shelf. Wash basin with cupboard below, low level w.c. and chrome ladder style radiator. Fully tiled walls and floor, window and beam above.

BEDROOM 2

16'2" x 10'1" (4.94 x 3.09)



Double room with extensive built in wardrobes.

EN-SUITE

9'7" x 4'1" (2.94 x 1.27)

Fitted with shower in enclosure. low level w.c. and wash basin. Fully tiled walls and floor. White ladder style radiator. Window and beam over.

PARKING



There is parking for multiple vehicles within the courtyard to the rear along with further parking by the pool.

STORE ROOMS

There is a log store and large store by the gateway to the property. There is also a garden room with electricity by the lounge, a large stone built store with stable door and a potting shed.

THE GROUNDS



There is an enclosed, grassed area to the rear and the separate single storey pool building with ample parking.

THE POOL BUILDING

18'9" x 16'7" (pool room only) (5.74 x 5.07 (pool room only))



The pool building is detached and was purpose built in 2014. It comprises disabled entry into a room currently used for storage but has the potential for multiple uses. There is a disabled w.c. and a plant room. The pool area was designed for practicality and comfort in treating dogs. Electric shower.

OUTLOOK



From the rear there are countryside views to the Solway and Scotland and to the front a super outlook towards Skiddaw and the Northern Lakeland fells in the distance.

DIRECTIONS



W3W///tower.prospered.choice

From Aspatria take the A596. After approximately 2 miles turn left sign posted Scales and Bromfield. After 0.5 miles at the left hand bend turn the property is on the right.

From Carlisle take the A596 to Wigton then Waverton. After approximately 2 miles turn right for Scales & Bromfield. After 0.5 miles at the left hand bend turn the property is on the right.

COUNCIL TAX

We have been advised by Cumberland Council (0303 1231702) that this property is placed in Tax Band C.

VIEWINGS

To view this property, please contact us on 01900 829977.

NOTES TO BROCHURE

Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. None of the appliances, heating system or fittings included within the sale have been tested or can be assumed to be in full working order. Purchasers are strongly advised to satisfy themselves by way of survey and their own enquiries. The brochure does not constitute a contract, part of a contract or warranty.

THE CONSUMER PROTECTION REGULATIONS 2008

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

MOVING WITH GRISDALES

Moving is an exciting time but only if everything proceeds smoothly. Whether you are selling, letting, buying or renting, we understand that moving home can be a very stressful and daunting prospect. That's why, at Grisdales, we work together as a team, giving dedicated support and advice every step of the way to help your move run as smoothly and efficiently as possible.

FREE MARKET APPRAISAL

If you are thinking of moving, we offer a completely free market valuation and appraisal of your existing home. We will advise you upon an asking price which accurately positions your property in the current market place, maximising viewings and your sale prospects.

LETTINGS AND MANAGEMENT

If you are interested in property as an investment, we can help you every step of the way from Buy to Let advice to effective property letting and management.

SURVEYS AND VALUATIONS

We want your purchase to live up to those dreams, hopes and expectations. You need to know that your new home will not only be a sound investment, but also one which you will enjoy without the worry of the unknown. Grisdales offer a wide range of survey and valuation reports to meet different needs all backed by the qualification, experience and knowledge of a Chartered Surveyor.

MORTGAGE ADVICE

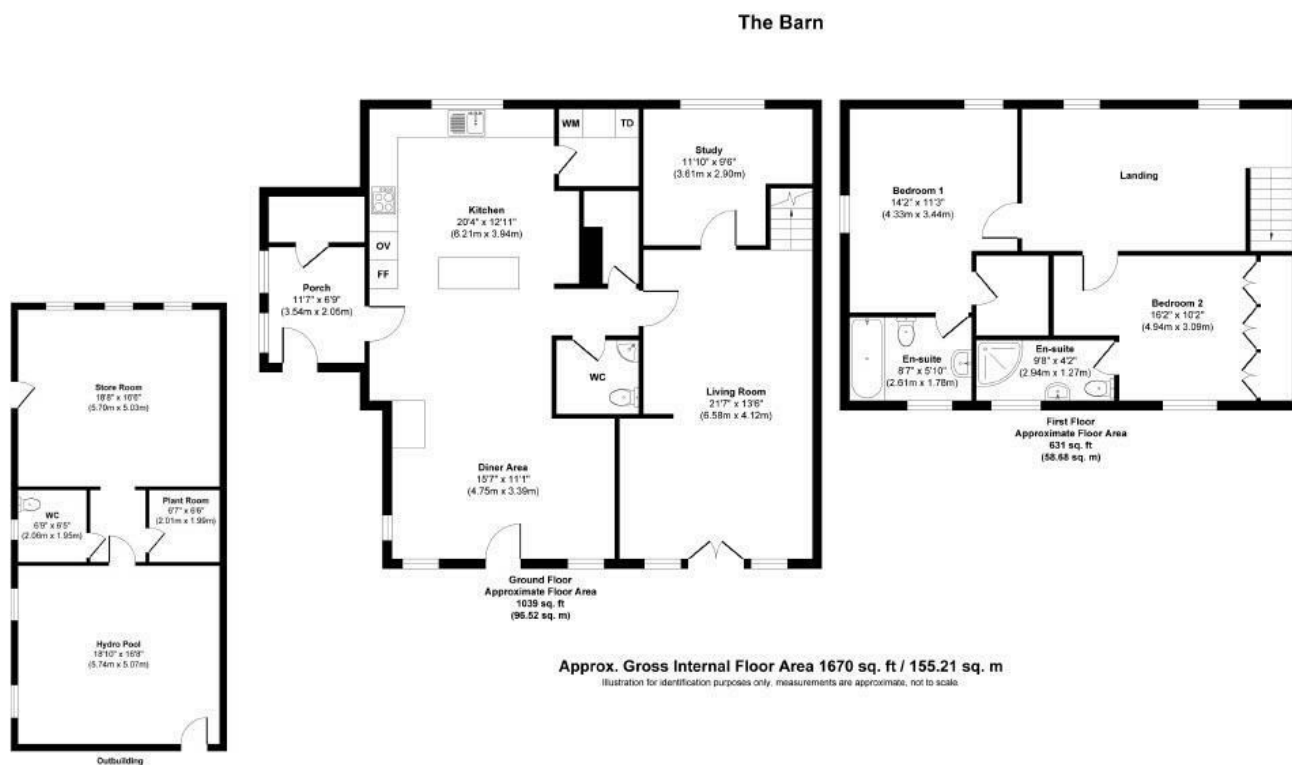
Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's

fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

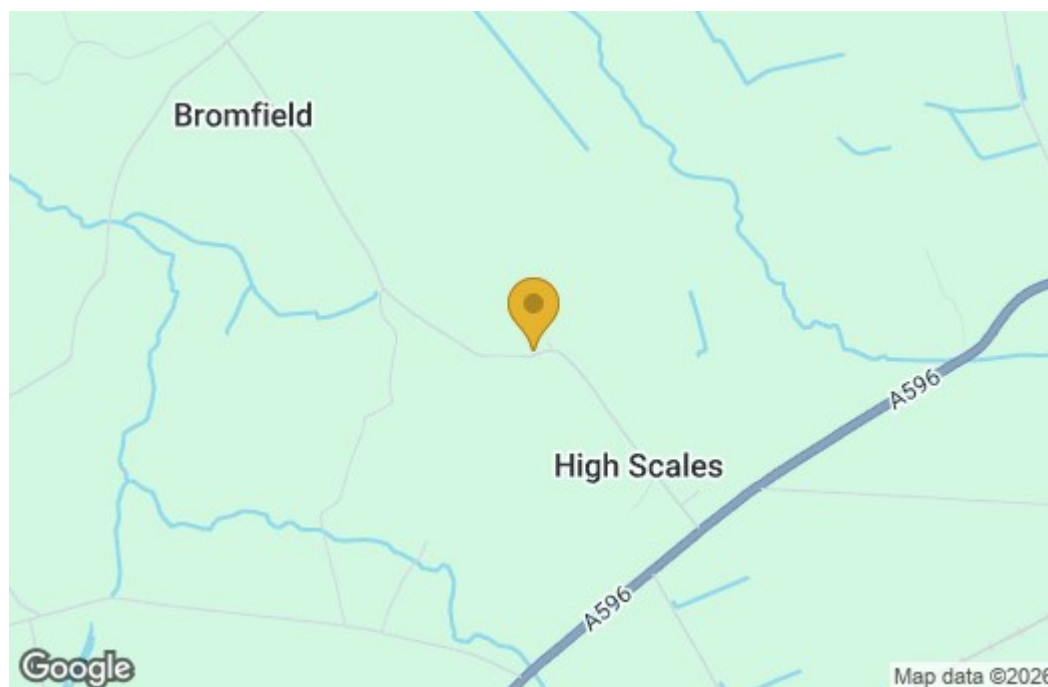
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

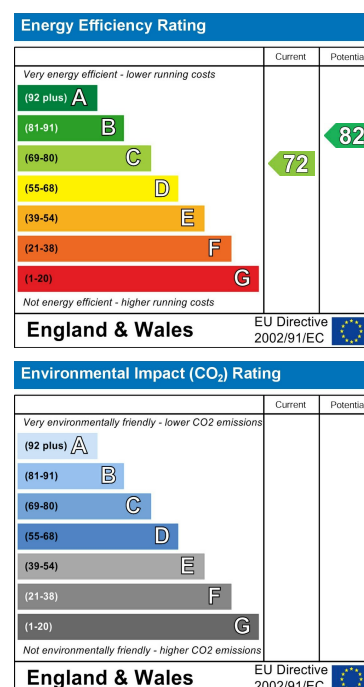
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.