



Castlemont  
Aspatria | Wigton | Cumbria | CA7 2JU

 FINE & COUNTRY

# CASTLEMONT



*A Distinguished Edwardian Residence with Outstanding Views,  
Extensive Outbuildings and 1.25 Acres of Gardens & Grounds*



## Introduction

Set within approximately 1.25 acres of mature grounds, Castlemont is a substantial Edwardian country residence offering elegant accommodation, a fascinating history and an exceptional collection of outbuildings. Enjoying far-reaching views across open countryside towards the Solway Coast and across the sea to Criffel in Scotland, this remarkable home presents a rare opportunity to acquire a property that has been cherished by the same family for over four decades.

Originally constructed in 1912 for the manager of the local mine, Castlemont takes its name from the nearby Roman fortification and has enjoyed a rich and varied history. The property itself is built from Locally sourced Lazonby Sandstone with cavity walls, unusual for this period. Following the nationalisation of the mines, the property was purchased by the Turnbull's, a local farming family during the 1940s before being acquired by the current owners in 1982. Initially serving as a much-loved family home, the property later operated successfully as a guest house for approximately 25 years. Now, as the owners prepare to enjoy retirement, Castlemont is offered to the market for only the third time in its history.





### Accommodation

Entering via the rear entrance, you are welcomed into the kitchen and utility area, where attractive Victorian floor tiles flow seamlessly between the spaces. The utility room provides generous worktop space, fitted cupboards and a useful understairs storage area ideal for coats, shoes and household essentials.

The kitchen itself enjoys an abundance of natural light courtesy of a large window framing stunning views across the gardens, surrounding fields and towards Criffel, on the Scottish side of the Solway. The property benefits from large windows throughout, all PVC and double glazed. At its heart stands a traditional Aga, now converted to mains gas and featuring twin hotplates and two ovens. Original details remain throughout, including a butler's service hatch, bell board and beautiful timber doors, all offering a glimpse into the property's Edwardian heritage. Adjoining the kitchen is a substantial walk-in pantry complete with a traditional butcher's table, while a narrow secondary staircase provides access to the first floor, historically used by household staff.

Beyond the kitchen lies the former butler's pantry, now a highly practical utility / laundry room with additional storage and space for refrigeration. Beneath the staircase, a cellar offers excellent storage potential and could be transformed into an impressive wine cellar.

Passing through into the principal hallway, the atmosphere changes dramatically as the home transitions from the former service wing into the elegant main residence. High ceilings, decorative coving and beautifully preserved parquet flooring create an immediate sense of grandeur. The front entrance opens into this impressive reception hall, providing a wonderful space in which to welcome guests.

Positioned either side of the entrance hall are two substantial reception rooms. The living room centres around a log-burning stove set within a decorative fireplace, while windows and a charming bay window framed by an archway capture views across the gardens towards the Solway Coast. Opposite, the formal dining room is equally impressive, featuring a large three-section sash window and an attractive fireplace.

A third reception room is situated towards the rear of the property and enjoys views to the gardens, a decorative fireplace and traditional fitted cupboards. All three reception rooms offer excellent flexibility and could easily be adapted to suit modern family requirements, including the creation of a ground-floor bedroom if desired. This would make the property ideal for multigenerational living.

A secondary passage leads from the hallway to a ground-floor WC and a useful side entrance. This entrance was historically used for the workers to access the property to collect their wages from the business room.













## First Floor

The staircase rises to a spacious landing where a large picture window perfectly frames one of the property's finest features; an uninterrupted panorama stretching across open farmland towards the Solway Coast and the distant hills of south-west Scotland.

The generous first-floor landing provides access to five bedrooms, comprising four excellent double bedrooms and one single bedroom. One bedroom benefits from an en-suite bathroom, while another enjoys an adjoining room currently utilised as a dressing room but equally suited to conversion into an additional en-suite.

Two family bathrooms are positioned adjacent to one another and offer exciting potential to create a large luxury family bathroom should a purchaser wish.

A substantial boiler room doubles as an excellent laundry room and provides extensive built-in storage. An additional office, located at the top of the secondary staircase, offers an ideal workspace and could alternatively serve as a sixth bedroom if required.











### Gardens & Grounds

The property occupies approximately 1.25 acres of beautifully established gardens and grounds.

To the front, a sweeping lawn bordered by mature shrubs and planting creates an attractive setting for the house. Historically, this area accommodated a tennis court and croquet lawn, offering ample space for recreation or further landscaping.

The rear gardens combine beauty and practicality. A substantial lawn is bordered on one side by a large polytunnel and garden shed, while gardening enthusiasts will particularly appreciate the traditional greenhouse attached to the rear of the coach house. Constructed with timber and ironwork, featuring glazed side panels and a polycarbonate roof, it includes a central raised bed and established grapevines along the rear wall.

On the opposite side of the garden lies an established orchard containing a variety of mature fruit trees including apple, pears, damsons and plums.

Beyond the formal gardens is an additional strip of land ideally suited to small-scale livestock, hobby farming or equestrian use. A small building with four stable cubicles and an adjoining concrete yard is already in place.

Approaching Castlemont is an experience in itself. A wide gateway, heading up a long, tree-lined driveway, conceals the property from view before gradually revealing the house as you arrive. Ample parking is available, including a gravel turning circle adjacent to the front entrance and a further parking area beside the coach house.





### Outbuildings

One of Castlemont's most appealing features is its extensive range of outbuildings and ancillary accommodation.

Immediately outside the kitchen is a sheltered courtyard providing access to four useful storage rooms, all fitted with power and recently installed PVC doors. One of these rooms incorporates a toilet and electric shower.

The former coach houses provide two large garages capable of accommodating modern vehicles while also offering tremendous potential as workshops, hobby rooms, home gyms or studio space. Above, a useful loft area provides additional storage.

To the rear of the coach house is a traditional potting shed with windows, perfect for garden equipment and seasonal storage.





### Location

Aspatria offers the perfect balance between rural living and everyday convenience. This friendly Cumbrian community provides an excellent range of local amenities including shops, cafés, petrol station and schools as well as an excellent medical centre, ensuring day-to-day necessities are close at hand. The stunning Solway Coast, renowned for its expansive beaches, dramatic sunsets and abundant wildlife, is just a short drive away. Silloth golf course is located nearby and is regarded as one of the UK finest links courses. The world-famous Lake District National Park can be reached with ease, offering endless opportunities for walking, cycling, water sports and outdoor pursuits. Fantastic walks can also be found locally thanks to the recently opened King Charles III Coastal Path. With excellent transport links and a welcoming community spirit, Aspatria remains one of West Cumbria's most appealing places to call home.

### Key Features

- \* Substantial Edwardian residence dating from 1912, rich in original character and period features
- \* Approximately 1.25 acres of mature gardens, orchard, former paddock and grounds
- \* Five bedrooms and three versatile reception rooms offering flexible family living
- \* Extensive range of outbuildings including coach house garages, workshops, greenhouse and stables
- \* Outstanding panoramic views across open countryside towards the Solway Coast and Criffel in Scotland
- \* A property offering privacy, Ideally positioned for easy access to the beautiful Solway coastline and beaches, whilst being within easy reach of the Lake District National Park and its world-renowned scenery and outdoor pursuits



**Viewings:** Strictly by appointment through the sole selling agents Fine & Country. Tel 01228 583109

**Offers:** Offers should be submitted to the selling agents, Fine & Country. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest, or indeed any, offer. All genuinely interested parties are advised to note their interest with the selling agents.

**Tenure and Possession:** Freehold possession upon completion.

**EPC Rating:** E

**Services:** Castlemont is served by mains gas electricity & water. Sewage is dealt with via a private septic tank which complies with regulations.

Broadband is provided by Talk Talk with speeds of 35mbps

**Council Tax:** Local authority – Allerdale Council. Council tax currently in band F

**Money Laundering Obligations:** In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted

**Website and Social Media:** Further details of this property as well as all others offered by Fine & Country are available to view on our website [www.fineandcountry.co.uk](http://www.fineandcountry.co.uk). For updates and the latest properties like us on [facebook.com/Fine & Country Cumbria](https://www.facebook.com/Fine%20and%20Country%20Cumbria) and Instagram on @fineandcountrycumbria

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**Fine & Country will receive a referral fee:** PIA Financial Solutions – arrangement of mortgage & other products/insurances; Fine & Country will receive a referral fee of

£50 per mortgage referral. Figures quoted are inclusive of VAT

**Money Laundering Regulations:** We are required by law to carry out Anti Money Laundering Checks prior to issuing a memorandum of sale. We use an external agency to conduct these checks. Once an offer has been agreed, Coadjute will contact you to complete the checks electronically. A fee of £45 + VAT per person will apply and will be processed by Coadjute. If you have any queries, please contact the office.

# Castlemont

Approximate Gross Internal Area  
4585 sq ft - 426 sq m



Not to Scale. Produced by The Plan Portal 2026  
For Illustrative Purposes Only.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed xxx.2026





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This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things that make a home*

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