



## Peak House

Oulton, Wigton, CA7 0NG

Guide Price £500,000



- Distinguished Country House with Flanking Carriage Arches
- Dating Back to the 1700's and Steeped with History & Timeless Charm
- Four Spacious Bedrooms
- Beautifully Landscaped & Established Gardens with Small Ornamental Pond
- Ample Off-Road Parking including an Attached Single Garage
- Semi-Rural Hamlet Setting to the North of Wigton
- Four Elegant Reception Rooms including a Sunroom Overlooking the Rear Garden
- Bathroom with Roll-Top Bathtub & Separate Modern Wet Room
- Double Height Stone Outbuilding with Potential for Conversion
- EPC - F

# Peak House

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Rich in history and timeless charm, Peak House is a Georgian four-bedroom country home dating back to the late 1700s. Combining period elegance with modern comforts, it offers generous living space throughout. Set within beautifully landscaped gardens, the property benefits from ample off-road parking, a garage, and a characterful outbuilding. From the moment it comes into view, Peak House captivates with its striking carriage arches, original features, and thoughtful contemporary additions – including a stunning sunroom – creating a home of exceptional appeal. With four versatile reception rooms and four spacious bedrooms, this residence provides an ideal setting for family life to thrive.

For those drawn to character and history, Peak House has a fascinating past, having served as a Private Residence and Public House in the 1800s, a Post Office and Bakery in the 1900s, before its careful transformation into the attractive home it is today. A striking feature of the rear garden, the historic plague stone serves as a poignant reminder of the home's rich heritage.

A rare opportunity to acquire a residence of such interest, Peak House is truly a place to call home, contact Hunters today to arrange your viewing and experience its timeless elegance firsthand.

The accommodation, which has oil central heating and double glazing throughout, briefly comprises an entrance vestibule, hallway, living room, dining room, sitting room, kitchen, sunroom and WC/cloakroom to the ground floor with a landing, four bedrooms, bathroom and wet room to the first floor. Externally there is off-road parking, attached garage, outbuilding, log store, hog house and gardens to the front and rear. EPC - F and Council Tax Band - D.

The hamlet of Oulton lays within the rolling countryside of North-West Cumbria, approximately 2 miles to the North of Wigton. The market town itself boasts fantastic amenities including shops, supermarkets, pubs and reputable primary and secondary schools. The convenience of the location is excellent, the A595 can be reached within minutes providing direct access either toward Carlisle with the M6 motorway or toward West Cumbria including the A66. For those who love the great outdoors, the Lake District National Park is accessible within an hour, providing endless hours of beautiful walks, picturesque scenery and all the exceptional recreational activities that Lakeland has to offer. Rail connections can be found within Wigton, which connects locally throughout Western Cumbria and back to Carlisle's Citadel station, part of the West Coast mainline.

## GROUND FLOOR:

### ENTRANCE VESTIBULE

Entrance door from the front, internal door to the hallway, and feature tiled flooring.

### HALLWAY

Internal doors to the living room, dining room, sitting room, sunroom, kitchen and WC/cloakroom, radiator, stairs to the first floor landing and feature tiled flooring.

### LIVING ROOM

Double glazed window to the front aspect, radiator, multi-fuel stove with surround and hearth, and an opening to the dining room.

### DINING ROOM

Double glazed window to the rear aspect, radiator and a decorative fireplace.

### SITTING ROOM

Double glazed window to the front aspect, radiator, tiled flooring, multi-fuel stove inset within the chimney breast with a mantle and hearth, and an opening to the kitchen.

### KITCHEN

Fitted kitchen comprising a range of base, wall and drawer units with worksurfaces and tiled splashbacks above. 'Rangemaster' range cooker, extractor hood, space and plumbing for a washing machine, space and plumbing for a dishwasher, space for an American fridge freezer, one and a half bowl sink with mixer tap, tiled flooring, vertical radiator and a double glazed window to the rear aspect.

### SUNROOM

Tiled flooring, double glazed windows to three sides, two double glazed external doors and double glazed patio doors to the rear garden.

### WC/CLOAKROOM

Two piece suite comprising a WC and vanity wash hand basin. Tiled splashbacks, tiled flooring, recessed spotlights and an extractor fan.

## FIRST FLOOR:

### LANDING

Stairs up from the ground floor hallway, internal doors to four bedrooms, bathroom and wet room, loft-access point and a feature double glazed window to the rear aspect.

### BEDROOM ONE

Double glazed window to the front aspect, radiator and a decorative fireplace.

### BEDROOM TWO

Double glazed window to the front aspect, radiator, decorative fireplace and a built-in cupboard housing the water cylinder.

### BEDROOM THREE

Double glazed window to the rear aspect and a radiator.

### BEDROOM FOUR

Double glazed window to the front aspect.

### BATHROOM

Three piece suite comprising a WC, pedestal wash hand basin and

a roll-top bath with hand shower attachment. Tiled splashbacks, radiator and a double glazed window to the rear aspect.

### WET ROOM

Three piece suite comprising a WC, wall-mounted wash hand basin and a wet-room style shower benefitting a mains shower with rainfall shower head. Fully-boarded walls, chrome towel radiator, recessed spotlights and an extractor fan.

### EXTERNAL:

#### Front Garden & Parking:

To the front of the property is a large mature floral border with the addition of two driveways, one directly in front of the attached garage and the second in front of one carriage arch, which includes a metal gate allowing access to the side driveway.

#### Side Driveway:

Block-paved driveway allowing further off-road parking for two/three vehicles. Access from here into the outbuilding, log store, hog house and rear garden & patio.

#### Rear Garden:

The rear garden includes multiple areas of enjoyment. Directly outside the sunroom is a block-paved seating area which includes a water feature and power for an external focal point. A timber gazebo over a block-paved seating area is surrounded by borders and lawn and benefits an external electricity socket. The top garden includes a large lawned garden with mature trees, shrubs and borders throughout, leading towards an area of garden which could be utilized for multiple purposes, including vegetable beds or developed to become additional garden. There is a small ornamental pond to the top garden along with a timber pergola. The LPG gas cylinders are located next to the pedestrian access door to the garage.

### OUTBUILDING, LOG STORE & HOG HOUSE

#### Outbuilding:

Double height outbuilding with pedestrian access door, window, power and lighting.

#### Log Store:

Pedestrian access door and lighting.

#### Hog House:

Three-quarter pedestrian access door and lighting.

### GARAGE

Barn-style double doors to the front driveway, pedestrian access door to the rear garden, two windows, freestanding oil boiler, metal oil tank, power and lighting.

### WHAT3WORDS

For the location of this property, please visit the What3Words App and enter - rhino.scrapers.drive

### 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





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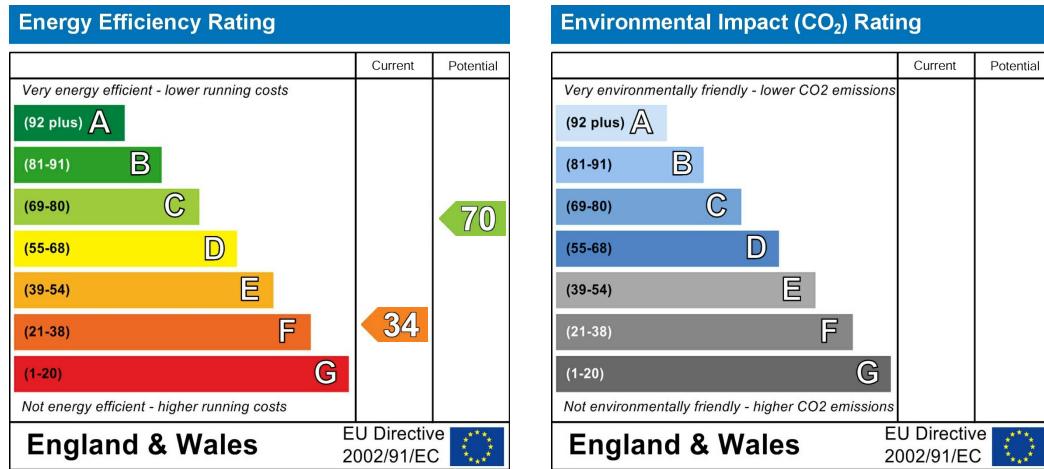


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## Energy Efficiency Graph



## Viewing

Please contact our Hunters Carlisle & South West Scotland 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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