



2 Dovay Place, Gilcrux

£200,000 Freehold

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Offered to the market for the first time in 75 years, this cherished family home combines move-in-ready comfort with exciting potential for future modernisation. Set in a peaceful semi-rural location, the property enjoys bright and spacious accommodation including a conservatory, dining kitchen, versatile entrance hall, cosy sitting room with a new wood-burning stove, and three double bedrooms. Outside, the beautifully landscaped gardens are a true highlight, featuring colourful planting, meandering pathways, a private patio with stunning views towards the Solway and Scottish fells, and excellent garden storage. A wonderful opportunity to acquire a much-loved home in a desirable setting.

Council Tax band: C

Tenure: Freehold





Dovay Place, Gilcrux, Wigton, CA7

Approximate Area = 1161 sq ft / 107.8 sq m

Outbuilding = 55 sq ft / 5.1 sq m

Total = 1216 sq ft / 112.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Grisdales. REF: 1492897

You can include any text here. The text can be modified upon generating your brochure.

OWNERS COMMENTS

IN OWNERS WORDS

THINGS YOU NEED TO KNOW

The property is Freehold and benefits from mains gas, electric, water and drainage services.

DIRECTIONS

W3W://///choppers.shrug.exact As you enter Gilcrux from the Tallentire direction the property can be located on the right hand side.

GREAT SPACE AND GREAT POTENTIAL

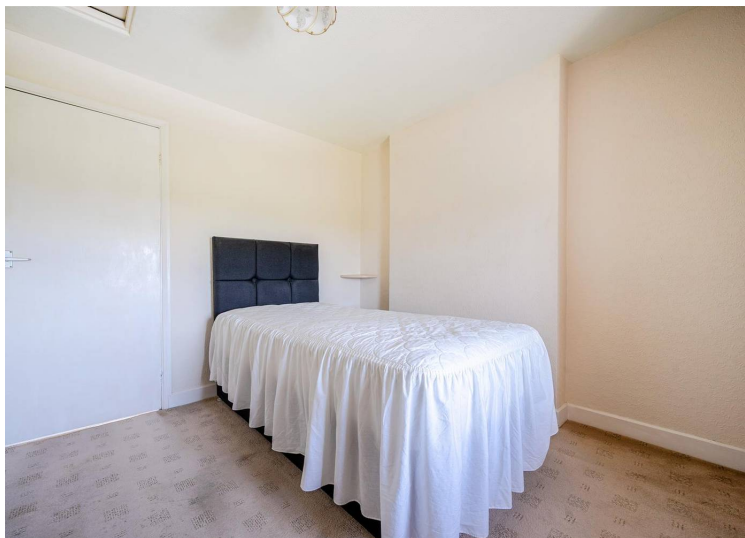
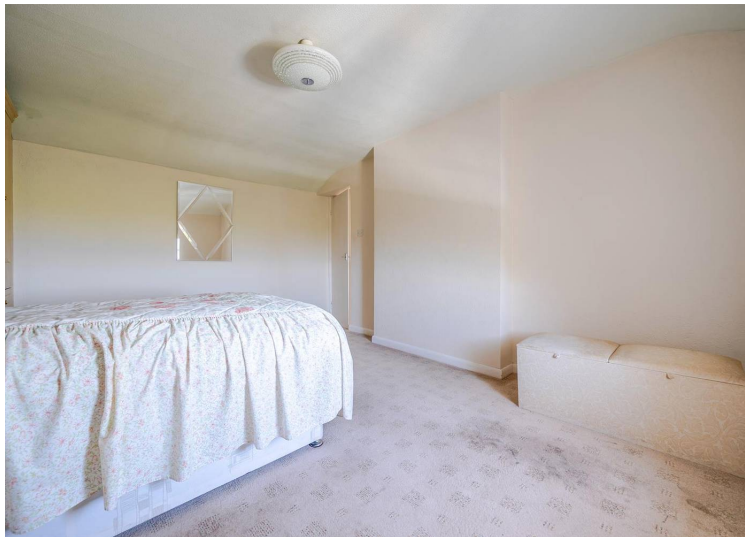
Coming to the market for the first time in 75 years, this much-loved home has been cherished by the same family for two generations. Beautifully maintained throughout, it is ready to move into while offering plenty of scope to modernise and make it your own. Enjoying a generous frontage and an abundance of natural light, the property is ideal for families or couples seeking a peaceful semi-rural setting with easy access to local amenities. A bright conservatory overlooks the colourful garden and leads into a spacious kitchen with dining space. The versatile entrance hall opens to a comfortable sitting room featuring a brand-new wood-burning stove. Upstairs are three double bedrooms and a shower room. Further benefits include uPVC double glazing, electric heating and a replacement roof fitted in recent years. A wonderful home in a highly desirable location.

WHAT A GARDEN AND WHAT A VIEW!

And the garden is sure to impress. Beautifully landscaped and lovingly maintained, it offers a wonderful array of colour throughout the seasons. Winding pathways lead through attractive, well-established lawns and bespoke raised borders filled with mature planting. A delightful patio provides the perfect spot to relax and enjoy far-reaching views across the countryside towards the Solway and the Scottish fells beyond, with spectacular sunsets completing the picture. The garden also benefits from excellent storage, including a shed and greenhouse, while discreet areas to the side and rear provide log, coal and bin storage, together with a private raised lawn. A truly special outdoor space to enjoy.

LOCAL COMMUNITY - CA7 WIGTON

Gilcrux is a well located rural village with good access to Cockermouth, Aspatria, the coast and Lake District National Park. Cockermouth is known for its traditional town centre, local independent shops, cafés and pubs, alongside everyday conveniences. Education is well served with excellent primary (Bridekirk/Dovenby & Oughterside schools) along with Cockermouth, Netherhall and Nelson Thomlinson School for secondary. Healthcare services, leisure facilities and wider amenities are available in Cockermouth, Aspatria and Maryport. Residents benefit from nearby road links to Carlisle, the Solway coast and West Cumbria, making commuting straightforward. With its mix of character, strong community feel (centered around both the pub and village hall) and surrounding countryside, Gilcrux is well suited to families, professionals and those seeking a balance of rural living with good local services.







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