



## The Old School

Newton Arlosh, Wigton, CA7 5HD

Guide Price £295,000



- Sold with No Onward Chain
- Set in a Semi-Rural Location within the Cumbrian Countryside
- Three Double Bedrooms with Master En-Suite
- Beautiful & Expansive Gardens
- Solar Panels for Environmental Efficiency and Income
- Rare & Exciting Opportunity to Create a Spacious & Imposing Family Home
- Substantial Living/Dining Room with Concealed Vaulted Ceiling Above
- Ground Floor Shower Room
- Ample On-Site Parking plus a Large Detached Garage
- EPC - E

# The Old School

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NO CHAIN - The Old School presents a rare and exciting opportunity to create a spacious and imposing family home. Set in the heart of the glorious Cumbrian countryside, this unique property boasts generous internal living space, exceptional gardens, a detached garage, and ample on-site parking, offering both comfort and potential in equal measure. The detached garage is a particularly great size and offers excellent potential for a variety of uses, subject to any necessary consents. This former school building is full of charm and ready to be transformed. The substantial living and dining area provides a fantastic foundation for modern living, and for those with an eye for design, the original vaulted ceiling is currently concealed above and awaits restoration, offering the chance to elevate the space with dramatic effect.

The home is well laid out for versatile living, with the master bedroom and en-suite shower room situated on the first floor and two further double bedrooms and a family shower room on the ground floor, ideal for multi-generational households or future-proofed living. Outside, the expansive gardens offer a peaceful retreat, perfect for keen gardeners or those who simply enjoy relaxing in a beautifully landscaped setting. Completing this exciting opportunity are the already installed solar panels, ideal for those who are environmentally conscious along with providing a valuable income. A viewing is not just recommended, it's essential to fully appreciate the scale, potential, and unique charm that The Old School has to offer.

#### Utilities, Services & Ratings:

Oil-Fired Central Heating, Solar Panels, and Double Glazing Throughout.

EPC - E and Council Tax Band - C.

The village of Newton Arlosh lays within the Solway Coast AONB, to the North-West of Cumbria. Within the village itself you have the Joiners Arms public house along with a village hall, whilst the neighbouring village of Kirkbride offers a further array of conveniences including the Inn at the Bush, Kirkbride Primary School and a convenience store. A wider selection of amenities including supermarkets, garages and secondary schools can be located within Wigton, a 20 minute drive South or Carlisle, a 30 minute drive East. 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 HALL

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

### HALLWAY

Internal doors to the living/dining room, kitchen, two bedrooms, shower room and side hallway, and a radiator.

### LIVING/DINING ROOM

Four double glazed windows to the rear aspect, one double glazed window to the front aspect, three radiators, gas stove with brick surround and an internal door to the side entrance hall.

### SIDE ENTRANCE HALL

External door to the front driveway, double glazed window to the front aspect and a freestanding oil boiler.

### KITCHEN

Fitted base, wall and drawer units with worksurfaces and tiled splashbacks above. Integrated eye-level electric double oven, electric hob, extractor unit, space and plumbing for a washing machine, space for a fridge freezer, two bowl stainless steel sink with draining board and mixer tap, recessed spotlights, radiator, double glazed window to the side aspect and two double glazed windows to the front aspect.

### BEDROOM TWO

Two double glazed windows to the rear aspect and two radiators.

### BEDROOM THREE

Double glazed window to the side aspect and a radiator.

### SHOWER ROOM

Three piece suite comprising a WC, vanity wash basin and walk-in shower enclosure benefitting an electric shower unit. Part-tiled walls, chrome towel radiator, recessed spotlights, extractor fan and two obscured double glazed windows.

### SIDE HALL

Stairs up to the first floor landing, under-stairs cupboard with lighting internally, radiator and a double glazed window to the side aspect.

## FIRST FLOOR:

### LANDING

Stairs up from the ground floor side hallway, internal doors to the master bedroom and vaulted ceiling storage area, and a built-in airing cupboard with radiator internally.

### MASTER BEDROOM & EN-SUITE

Master Bedroom:

Two double glazed windows to the rear aspect, two radiators and an internal door to the en-suite.

Master En-Suite:

Three piece suite comprising a WC, pedestal wash basin and shower enclosure with electric shower unit. Tiled

splashbacks, chrome towel radiator, recessed spotlights, extractor fan and a double glazed Velux window.

### VAULTED CEILING STORAGE AREA

Located above the ground floor living/dining room, this area forms part of the original room below, benefitting a vaulted ceiling with exposed beams. Within this area is the inverter for the solar panels and the water cylinder, along with lighting.

### EXTERNAL:

Driveway/Parking:

To the front of the property is a large tarmac driveway/parking area, suitable enough for between 10-20 vehicles. The driveway benefits a metal gated access from the road, with mature hedging either side. Located directly in front of the property and secured by fencing is the oil tank along with LPG gas cylinders.

Side & Rear Gardens:

Substantial gardens lay to the side and rear of The Old School which include multiple areas of lawned garden, which benefit from a wide array of mature trees, hedging and shrubs throughout. The driveway extends to the side and rear of the property providing vehicular access into the large detached garage, which includes a timber pergola to the side. Furthermore, located within the rear garden is a greenhouse and a small ornamental pond.

### GARAGE

Electric roller garage door, pedestrian access door and lighting internally.

### WHAT3WORDS

For the location of this property please visit the What3Words App and enter - bolt.quietly.amounting

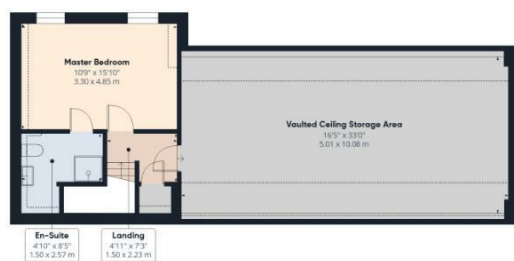
### AML DISCLOSURE

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



### Ground Floor



Floor 1



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Approximate total area<sup>(1)</sup>

2121 ft<sup>2</sup>

Reduced headroom

215 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

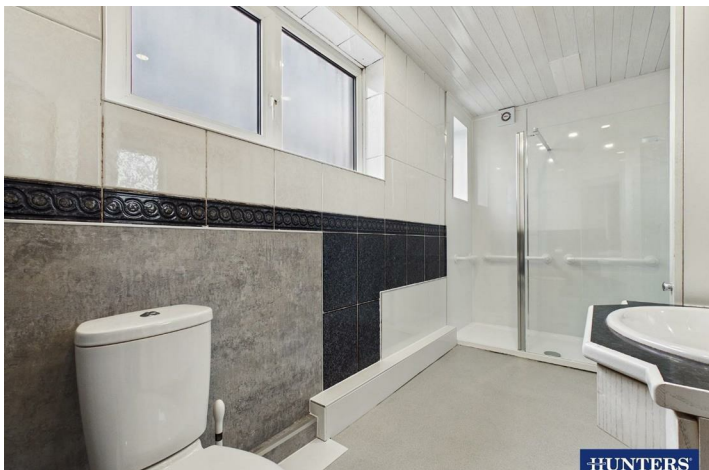
Below 5 ft/1.5 m

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

**GIRAFFE360**





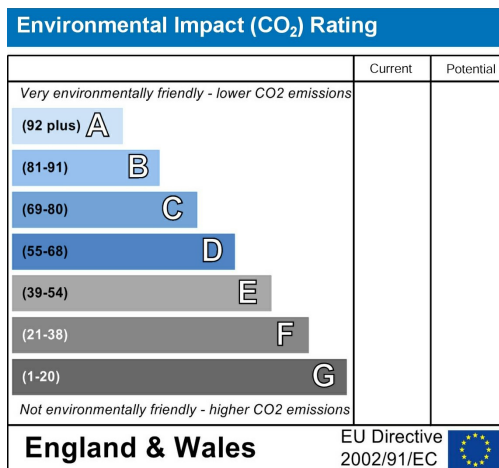
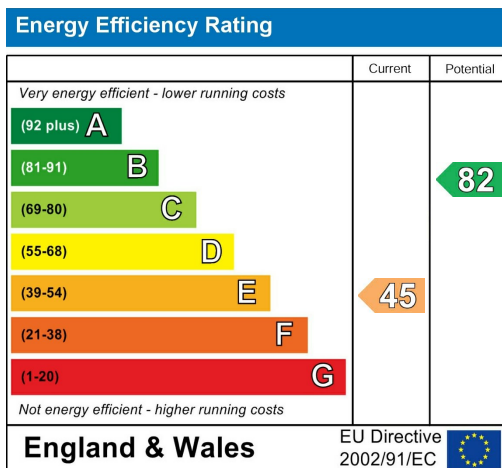






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## Energy Efficiency Graph



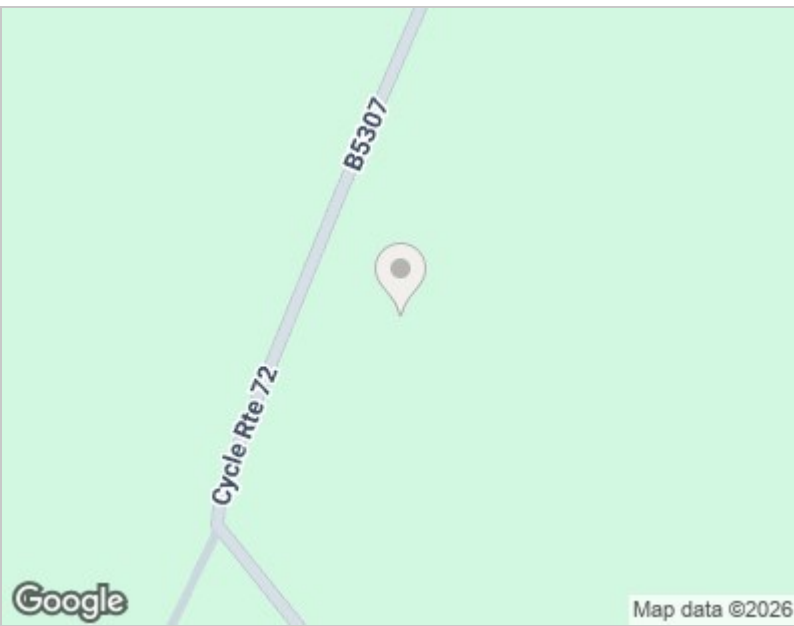
## Viewing

Please contact our Hunters Carlisle Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.

Tel: 01228 584249



Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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