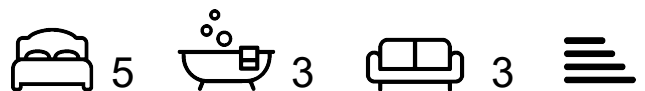




Waverbridge Mill

Wigton, CA7 0DT

Guide Price £595,000



- Detached House with Annexe, Multiple Outbuildings, Orchard and Gardens
- Showcasing a Wealth of Character Features, including Beamed Ceilings and Exposed Stone Walls
- Annexe with Private Entrance, Living Room, Dining Kitchen, Two Double Bedrooms and Bathroom
- Multiple Outbuildings Suitable for a Variety of Uses, with an Impressive Driveway Entrance and Excellent Parking Arrangements
- Excellent Lifestyle Property with Flexibility, Character and Future Potential
- Nicely Presented Throughout with Tremendous Scope to Personalise and Improve
- Main Property Offering Two Reception Rooms, a Large Dining Kitchen, Three Double Bedrooms and a Family Shower Room
- Beautifully Landscaped Rear Garden with Generous Patio and Open-Field Outlook
- Additional Land Extending to Approximately 9 Acres Available by Separate Negotiation
- EPC - TBC

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Waverbridge Mill is an impressive and characterful detached home, enjoying a wonderful setting only a couple of miles from Wigton, with gardens, orchard, multiple outbuildings and the added benefit of a self-contained annexe. Nicely presented throughout, the property offers a warm and inviting feel while still providing tremendous scope for a buyer to personalise and enhance further over time. Both the main house and annexe showcase a wealth of attractive character features, including beamed ceilings and exposed stone walls, creating a charming sense of history and individuality throughout.

The accommodation is generous and well balanced, with two reception rooms providing flexible living space, alongside a large dining kitchen which forms a natural heart of the home. To the first floor, there are three double bedrooms and a family shower room. The annexe adds excellent versatility, with its own private entrance, living room, dining kitchen, two double bedrooms and bathroom, making it ideal for extended family, guests, independent living or wider lifestyle use.

Outside, Waverbridge Mill continues to impress, with beautifully landscaped gardens, a generous patio area and a delightful open-field outlook, while the orchard and surrounding outdoor space further enhance the property's rural charm. The multiple outbuildings offer excellent practicality, flexibility and development potential, complemented by an impressive driveway entrance and excellent parking arrangements. Additional land extending to approximately 9 acres is also available by separate negotiation, adding further appeal to what is a superb lifestyle property with character, space and future potential in abundance.

Utilities, Services & Ratings:

Oil-Fired Central Heating and Double Glazing Throughout.

EPC - TBC and Council Tax Band - E.

Waverbridge is a small semi-rural hamlet situated just outside Wigton, offering an attractive balance of countryside surroundings and everyday convenience. The nearby town of Wigton provides a good range of local amenities including shops, supermarkets, schools, cafés and other essential services, making the location well suited to buyers seeking a quieter setting without feeling remote. For those needing to travel further afield, the area is well placed for access to surrounding centres such as Aspatria, Silloth and Carlisle, with the A596 close by providing convenient road links across West Cumbria and towards the wider region. Wigton also benefits from its own railway station on the Cumbrian Coast line, adding to the area's day-to-day practicality and offering a useful public transport connection for commuters and travellers alike. The popular coastal town of Silloth is within easy reach and is well known for its attractive promenade, golf course and access to the Solway Coast, while the Lake District National Park is also accessible for days out, walking, cycling and exploring some of Cumbria's most celebrated scenery. The nearby coastline, open countryside and wider Lakeland landscape further enhance the setting, with scenic walks and outdoor leisure opportunities close at hand, making Waverbridge a lovely place to enjoy village-style living with excellent day-to-day practicality.

Tel: 01228 584249

MAIN HOUSE:

GROUND FLOOR:

ENTRANCE HALL

Entrance door from the front, internal door to the living room and annexe dining room, and stairs to the first floor landing.

LIVING ROOM

Double glazed bow-window to the front aspect, radiator, fireplace with gas fire, and an internal door to the dining kitchen.

DINING KITCHEN

Fitted kitchen comprising an extensive range of base, wall, drawer and display unit with worksurfaces and tiled splashbacks above. Integrated electric double oven with grill, electric hob, extractor unit, integrated dishwasher, integrated under-counter fridge, integrated under-counter freezer, one and a half bowl sink with mixer tap, radiator, internal door to the sitting room and utility room, double glazed window to the rear aspect, and a double glazed external door to the rear garden with two double glazed side windows.

SITTING ROOM

Double glazed window to the rear aspect, radiator, fireplace with electric stove, and an external door to the front.

UTILITY ROOM

Fitted base units with worksurface above. Space with plumbing for a washing machine, space for a tumble dryer, under-counter Worcester oil-fired boiler, one bowl stainless steel sink with mixer tap, two built-in cupboards, internal door to the bathroom, external door to the rear parking area, and a double glazed window to the rear aspect. One cupboard includes the water tank internally.

BATHROOM

Three piece suite comprising a WC, pedestal wash basin, and a corner bathtub with hand shower attachment. Part-tiled walls, radiator, extractor fan, and an obscured double glazed window.

FIRST FLOOR:

LANDING

Stairs up from the ground floor entrance hall, internal doors to three bedrooms, shower room and the annexe landing, loft-access point, and a double glazed window to the rear aspect.

BEDROOM ONE

Two double glazed windows to the front aspect, radiator, and fitted wardrobes.

BEDROOM TWO

Double glazed window to the rear aspect, double glazed window to the side aspect, and a radiator.

BEDROOM THREE

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

SHOWER ROOM

Three piece suite comprising a WC, vanity unit with wash basin, and a walk-in shower benefitting a mains shower with rainfall shower head and hand attachment. Part-boarded walls, extractor fan, and an obscured double glazed window.

ANNEXE:

Underfloor heating to the ground floor with part-underfloor heating and radiators to the first floor.

GROUND FLOOR:

HALLWAY

Entrance door from the rear parking area with double glazed side window, internal doors to the living room and kitchen, and stairs to the first floor landing with an under-stairs cupboard.

LIVING ROOM

Double glazed window to the front aspect, double glazed window to the rear aspect, and an inset electric fireplace.

KITCHEN

Fitted base, wall and display units with worksurfaces above. Integrated electric double oven with grill, electric hob, extractor unit, integrated dishwasher, integrated washer dryer, fridge freezer, one and a half bowl sink with mixer tap, recessed lighting, and a double glazed window to the rear aspect.

DINING ROOM

Fitted base, wall and display units with worksurface, recessed lighting, and a double glazed window to the front aspect.

FIRST FLOOR:

LANDING

Stairs up from the ground floor hallway, internal doors to two bedrooms and bathroom, two double glazed Velux windows, and double glazed windows to the rear aspect.

BEDROOM FOUR

Double glazed window to the front aspect, two double glazed windows to the side aspect, double glazed Velux window, and a vaulted ceiling with exposed beams.

BEDROOM FIVE

Double glazed window to the front aspect, open-wardrobe area, and a loft-access point.

BATHROOM

Four piece suite comprising a WC, pedestal wash basin, bathtub with hand shower attachment, and a shower enclosure benefitting a mains shower unit. Part-tiled walls, towel radiator, recessed lighting, extractor fan, built-in airing cupboard with radiator, and a double glazed window to the front aspect.

EXTERNAL:

Gardens/Grounds:

To the rear of the property, accessed from the dining kitchen and via a gate from the rear parking area, there is a paved patio seating area with a curved retaining wall and gravelled borders. Steps lead to an elevated garden area with further planted borders and access to the detached stone outbuilding. Additionally, accessible from the patio is a further attached store. To the side of the front courtyard/yard area, there is an orchard with a number of mature trees and a detached greenhouse. Beyond the attached outbuildings, there is an additional area of ground which is predominantly laid to grass, with mature trees and hedgerow.

Parking/Driveway:

The property is accessed from the B5302 via a lengthy driveway. On arrival, there is a parking area to the rear of the property, positioned in front of the annexe entrance, providing separate parking for the annexe if required. The driveway continues around to a large concrete courtyard/yard area, which provides parking for multiple vehicles and access to the main property and attached outbuildings. Double metal gates provide vehicular access from the courtyard/yard area to the grounds beyond the outbuildings.

OUTBUILDINGS:

The property benefits from an excellent range of attached and detached outbuildings, providing superb storage, workshop space and development potential. The attached outbuilding is arranged into five generous areas, with the fourth and fifth combining to create an impressive double-height former mill space, complete with exposed roof timbers, brick and stone elevations, retained character features and large timber doors. A further detached outbuilding sits to the rear, divided into three separate sections, each with its own entrance, offering additional flexibility for storage, hobbies or garden equipment.

LAND AVAILABLE BY SEPARATE NEGOTIATION

Available by separate negotiation are four fields extending to approximately 9 acres in total, situated around Waverbridge Mill.

WHAT3WORDS:

For the location of this property, please visit the What3Words App and enter - [///quit.overcomes.reception](#)

AML DISCLOSURE:

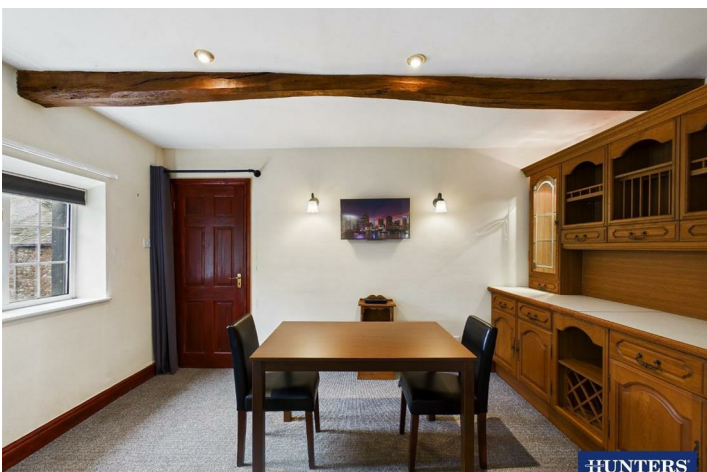
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AGENTS NOTE:

The property is serviced by a newly installed sewage treatment plant, located within the boundaries of the property. Part of the title (CU145382) is to be amended at the point of sale, subject to the purchasers requirements on the land by separate negotiation. A public footpath crosses over land forming part of this title, in summary, access along the driveway and through the orchard.

Floorplan

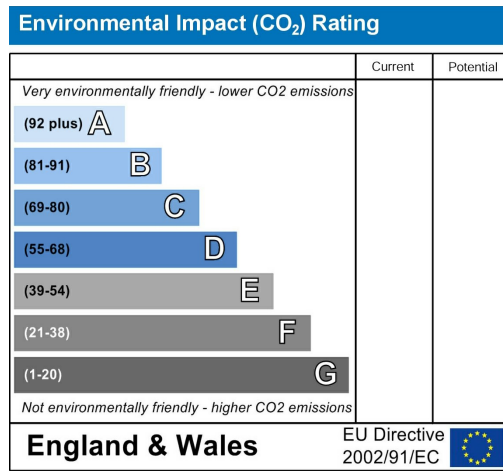
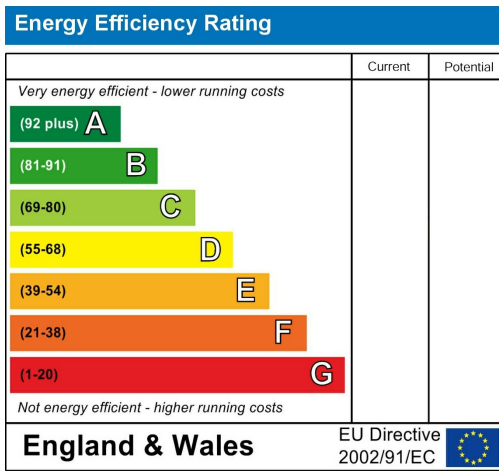






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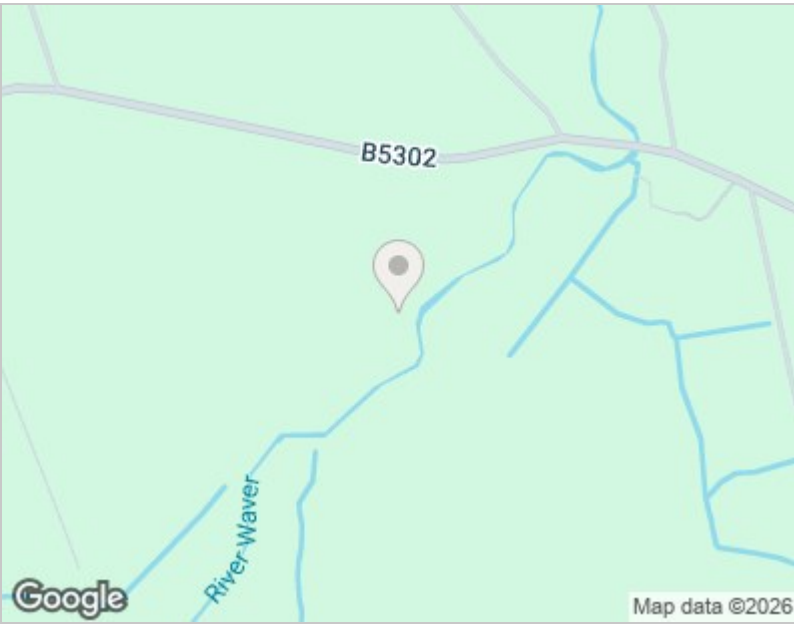
Energy Efficiency Graph



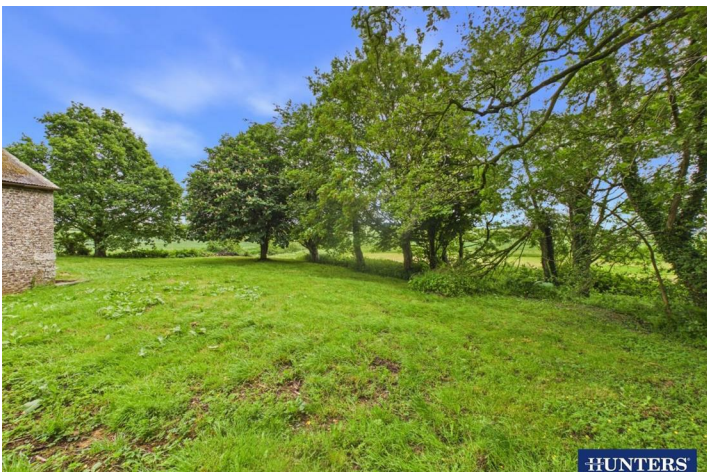
Viewing

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

Road Map



Hybrid Map



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56 Warwick Road, Carlisle, Cumbria, CA1 1DR
Tel: 01228 584249 Email: centralhub@hunters.com
<https://www.hunters.com>

