



 5  
Bedrooms

 1  
Bathroom





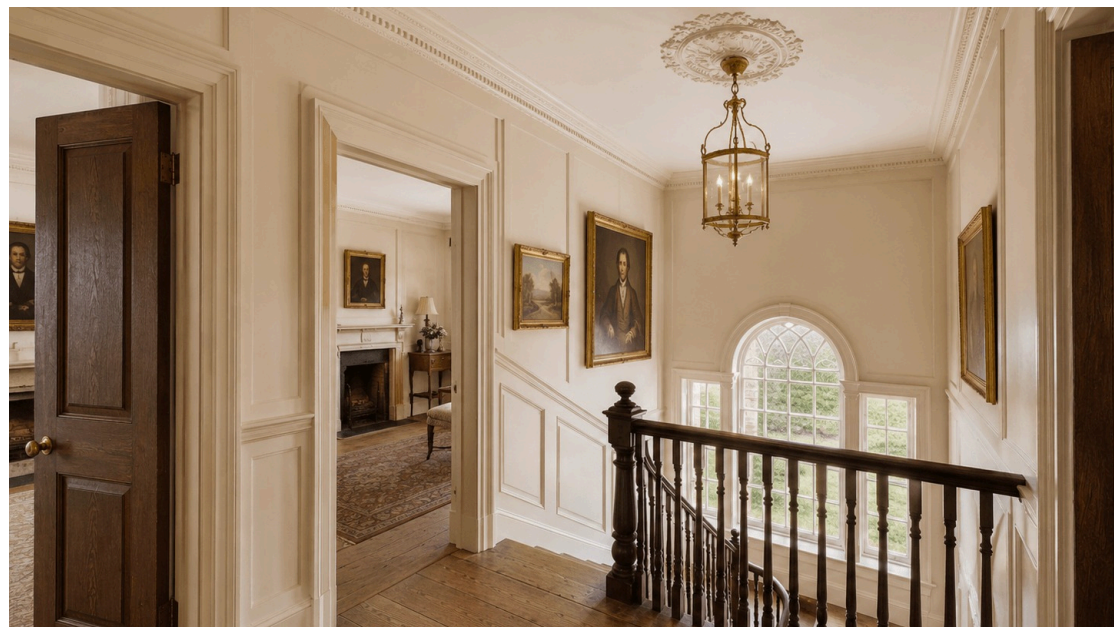


















## A Rare Opportunity to Restore a Historic Georgian Manor Farmhouse

Occupying an impressive position within the historic setting of Lesson Hall, this substantial Grade II listed Georgian manor farmhouse presents a unique and increasingly rare opportunity to acquire and restore a property of significant architectural and historical importance.

Requiring comprehensive refurbishment throughout, the property offers buyers the chance to create an exceptional country residence while preserving and enhancing its wealth of original period features. With its handsome Georgian proportions, traditional layout, and extensive grounds, the house has all the hallmarks of a distinguished manor farmhouse awaiting sympathetic restoration.

The accommodation extends to five generously proportioned double bedrooms, three reception rooms, a spacious kitchen-diner, and a family bathroom. While extensive modernisation is required, the existing layout provides an excellent foundation for creating a magnificent family home, with scope to reconfigure and enhance the accommodation subject to the necessary consents.

Many original character features remain intact, including fireplaces, sash windows, and other historic details that reflect the property's Georgian heritage. These elements provide a wonderful basis upon which to restore the house to its former glory.

Externally, the property is particularly appealing. A traditional walled courtyard enhances the sense of history and offers considerable potential for landscaping, outdoor entertaining, or ancillary uses, subject to any necessary permissions. To the front, substantial gardens create an impressive approach and provide extensive outdoor space, offering the opportunity to establish beautiful formal gardens, kitchen gardens, or family recreational areas. Off-road parking is available for several vehicles.

As a Grade II listed building, the property benefits from protected architectural significance, ensuring the preservation of its historic character while offering the opportunity for sensitive improvement and restoration.

Situated in the attractive Cumbrian countryside near Wigton, Lesson Hall enjoys a peaceful rural setting while remaining conveniently accessible to local amenities, transport links, and the wider region.

This is an outstanding restoration project for purchasers seeking a property of genuine character and heritage. With vision and investment, Lesson Hall has the potential to be transformed back into the elegant Georgian manor farmhouse it once was, creating a remarkable family home of considerable distinction.

**Important Notice:** Certain images used within these sales particulars have been digitally enhanced using artificial intelligence (AI) to illustrate the property's potential appearance following a sympathetic Georgian-style restoration. These images are provided for indicative and inspirational purposes only and should not be relied upon as an accurate representation of the property's current condition, specification, or any proposed works. Prospective purchasers should undertake their own investigations and seek appropriate professional advice regarding any restoration or refurbishment plans.



## **METHOD OF SALE**

The property is offered for sale by Private Treaty. The Vendor reserves the right to amend these particulars, not to accept any offer received or to withdraw the property from sale at any time. A closing date for offers may be fixed, and prospective purchasers are advised to register their interest with the selling Agents following an inspection.

## **VIEWING**

Strictly by arrangement with the Sole Agents:

**Mitchells Estate Agency, Lakeland Livestock Centre, Cockermouth, Cumbria, CA13 0QQ**

**Tel: 01900 822016      Email: [info@mitchellsestateagency.co.uk](mailto:info@mitchellsestateagency.co.uk)**

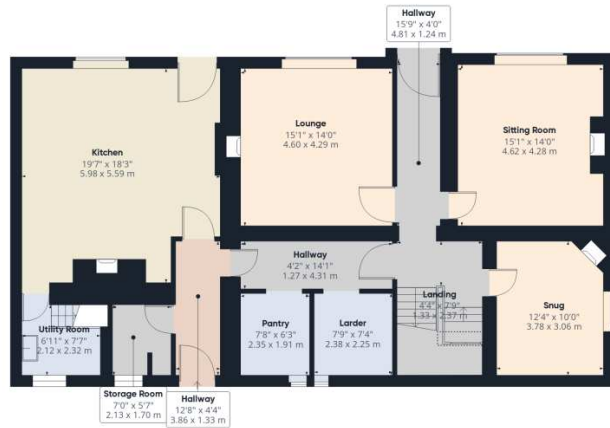
## **SERVICES**

The property benefits from mains electricity, water and drainage is to a traditional septic tank.

## **VALUED ADDED TAX (VAT)**

VAT will be charged if applicable.





Floor 0



Floor 1

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

2676 ft<sup>2</sup>

248.4 m<sup>2</sup>

Reduced headroom

4 ft<sup>2</sup>

0.4 m<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.

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