WILKES GREEN HILL

Residential
Estate Agents
Letting Agents

Castlehow, Hesket Newmarket, Nr Wigton, Cumbria, CA7 8HR

- **Outstanding Renovated Historic Country House Set in Circa 1 Acre**
- **Elevated and Peaceful Rural Location on the Edge of the Lake District National Park**
- **Brimming with Original Character Features**
- **Dining Hall, Living Room, Kitchen, Scullery, Boot Room and Laundry**
- **3 Double Bedrooms and 2 Bathrooms**
- **Large Adjoining Barn with Further Development Potential**
- **Eco Friendly Lime Insulation, Geocell Floor Insulation and Ecco Stove Heating**
- **Tenure - Freehold. Council Tax Band - TBC.**
- **EPC - E - The EPC does not account for the lime insulation**

Asking price £695,000

A true country home of quality and distinction in a sublime and peaceful rural location on the edge of the Lake District National Park.

Castlehow is a historic home rich in heritage and well documented by its ancestors, anciently called 'Red-spears' and those who held this tenure served as peacekeepers and attended the forest court. The house has many reminders of its past and retains original features with stone mullions and ancient doorways. It sits within its own charming rocky outcrop with views of the lake district and an iron-age hillfort.

The spacious and characterful accommodation comprises; Dining Hall, Living Room, Kitchen, Scullery, Boot Room, Laundry Room, WC, 3 Double Bedrooms and 2 Bathrooms. Adjoining Castlehow is a large barn which offers a wide range of opportunities for further development as either accommodation, ancillary accommodation or for use as a studio/workshop.

Castlehow has been lovingly and empathetically restored over the last two years to recreate and update a fabulous historic home, combining the rich history and character of the original building with a wealth of updates, including an eco-friendly heating system and lime insulation, creating an enigmatic and comfortable home that would grace the pages of any magazine.

Location

From Penrith, head to junction 41 of the M6 and follow the Wigton road, B5305 for approximately 7 miles. Turn left, signposted to Hesket Newmarket and follow for 1.4 miles, then turn right, signposted to Hall Field.. Follow the road for approximately 1.25 miles, the entrance to Castlehow is on the right. Go through the gateway and up the rise to Castlehow

The what3words position for the entrance is; scoring.congested.swam

Amenities

In the village of Hesket Newmarket there is a village shop, sub Post Office, a community owned village Inn. There is also a famous independent brewery in the village.

Caldbeck, (1.8 miles) has a village primary/infant school, church, public house with restaurant and a village shop

The catchment infant/primary school is Skelton and for secondary education QEGS or Ullswater Community College, Both schools collect the pupils and drop off daily at the end of the drive. Main facilities are in Penrith, Keswick and Carlisle, around 16, 16 and 13 miles respectively.

Penrith is a popular market town, having excellent transport links through the M6, A66, A6 and the main West coast railway line. There is a population of around 17,000 people and facilities include: infant, junior and secondary schools. There are 5 supermarkets and a good range of locally owned and national high street shops. Leisure facilities include: a leisure centre with; swimming pool, climbing wall, indoor bowling, badminton courts and a fitness centre as well as; golf, rugby and cricket clubs. There is also a 3 screen cinema and Penrith Playhouse. Penrith is known as the Gateway to the North Lakes and is conveniently situated for Ullswater and access to the fells, benefiting from the superb outdoor recreation opportunities.

Services

Mains water and electricity are connected to the property.

Drainage is to a private septic tank.

Heating is by a mix of an Ecco stove masonry heater coupled with modern electric heaters and the property has undergone a major amount of lime insulation work using low impact methods to insulated the external walls and the floor has Geocell installed insulation.

Tenure Freehold
The property is freehold and the council tax is yet to be assessed.

Viewing
STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

Referal Fees
WGH work with the following provider for arrangement of mortgage & other products/insurances, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them WGH will receive a referral fee :
Fisher Financial, Carlisle
The Right Advice (Bulman Pollard) Carlisle
Average referral fee earned in 2024 was £253.00

ACCOMMODATION

Main Entrance
Through a timber panelled stable door with glass inset to the;

Dining Hall 16'9 x 18'10 (5.11m x 5.74m)
To one end of the room is a large inglenook open to the second floor with ornate tiled hearth and having an Ecco masonry stove with a large heavy beamed lintel and a small leaded window to one side.

The flooring is broad wooden floorboards, there is beautiful exposed stonework to two walls and a heavy exposed timbers to the ceiling. As well as the stove is a modern electrical radiator controlled via a telephone app.

An opened million window and doorway lead to the kitchen, a side passage leads to a side hall and two open doorways one with original stone lintel and jambs open to the;

Boot Room 16'6 x 9'4 (5.03m x 2.84m)

There is a stone inglenook feature fireplace with oak mantle and a carved stone shield above. There is a heavy beam to the ceiling. The ceiling has recessed LED downlights and a leaded glass window faces to the front and a double glaze window faces to the rear. A second timber panel stable door opens to the front.

Kitchen 7'6 x 14'7 (2.29m x 4.45m)

To one side is an antique table set with a Belfast sink and brass pillar taps and with plumbing below for a slimline dishwasher. There is a Zanussi electric cooker with antique cricket scoring numbered plates behind and a stainless steel extractor hood.

Included in the kitchen is an antique Haberdashers drawer unit and an antique ladder cupboard. The flooring is broad oak floorboards. The ceiling is open to the roof with a three panel leaded glass window to the gable, leaded glass stone windows to the rear and open doorway leads to the;

Scullery 7'10 x 4'8 (2.39m x 1.42m)

Fitted with a bespoke base unit and wood block worksurface incorporating a ceramic Belfast sink with carved drainer and mixer tap. The flooring is broad floorboards. There are recessed LED downlights and a leaded glass window opens to the rear.

Side hall

There is exposed stonework and timbers, recessed downlights and broad painted floorboards. A plank doorway opens to the living room and the side hall extends to the laundry area and WC.

Stone stairs to the first floor have original spindles and handrail and a small storage area below.

Living Room 16'6 x 14'2 (5.03m x 4.32m)

A multi fuel stove is set in an original stone fireplace. There are exposed heavy timber beams to the ceiling broad painted floorboards. A modern electric column heater is operated via a telephone app. Double glazed sash windows face to the front with a stone sill.

Laundry Room 5'8 x 4'9 (1.73m x 1.45m)

A wood block worksurface to one side has plumbing below for a washing machine and space for a tumble dryer and there is an antique wash hand basin. There are recessed downlights to the ceiling, broad painted floorboards and a double glazed sash window to the front with a stone sill.

WC

Fitted with a contemporary toilet having a boxed in cistern and there is a wall mounted wash hand basin with cupboard below.

Landing

A double glazed sash window in the stairwell gives natural light and there is an original oak handrail and spindle balustrade around the stairwell. A large built-in airing cupboard houses the pressurised hot water tank. The landing extends along the back of the building with exposed stonework and roof timbers and the glass balustrade looks out over the open inglenook above the stove. Plank doors lead off

Bedroom One 16'4 x 11'3 (4.98m x 3.43m)

An antique ducks nest feature fireplace is set in a brick chimney breast with Stone surround. There is a modern electric column radiator and double glazed sash windows with stone sill facing to the front.

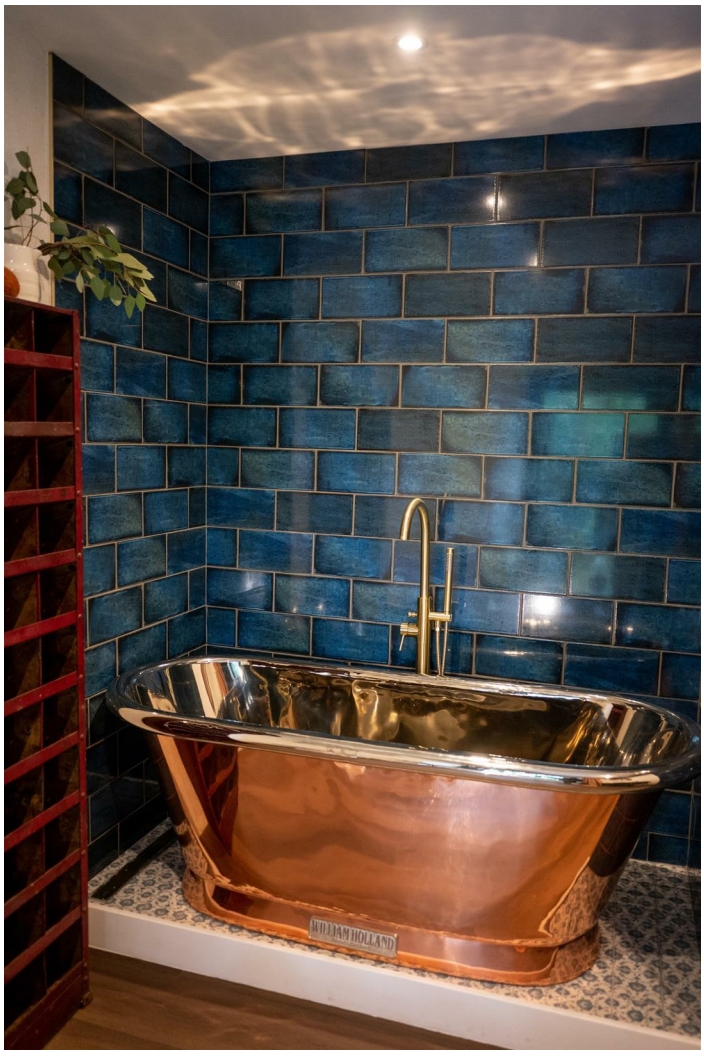
Bedroom Two 12'x 13'11 (3.66mx 4.24m)
Having an exposed roof timber, a modern column electric radiator and double glazed windows to the front with a stone sill.

Bedroom Three 17'3 x 9'4 (5.26m x 2.84m)

The ceiling is open to the apex with exposed roof timbers and there is exposed stonework to two walls. There is a modern electric column radiator, a small double glazed window to the rear and a large double glazed window to the front.

Bathroom 9' x 9'7 (2.74m x 2.92m)

Fitted with a top flush lavatory, a ceramic patterned bowl wash basin set in an antique desk and with wall mounted taps. A William Holland copper and steel bath with floor mounted pillow taps and handheld shower attachment is set on a tiled plinth with tiles to three sides. The flooring is LVT, the ceiling has recessed downlights and there is an exposed roof timber. There is a modern column electric radiator and a double glazed sash window with a stone sill faces to the front



Bathroom Two The Monks Room 7'4 x 11'5 limited headroom (2.24m x 3.48m limited headroom)

Fitted with a floral patterned Burlington wash basin and toilet set against wood panelling with recessed up lights. There is a Pale pink steel double ended bath with wood panelling above and below and wall mounted taps. The flooring is LVT, there is exposed stonework to one wall and the ceiling is sloped with a double glazed roof light. There is a modern electric column radiator.

Outside

Adjoining Castlehow is a large stone barn known as Christabel‘s barn.

Workshop/Store 15'4 x 14'2 (4.67m x 4.32m)

With a cobbled floor and an electricity supply. This section could potentially be used to create a study area workshop or gallery.

Main Section of Barn 14'11 x 30'10 (4.55m x 9.40m)

With timber double wooden barn doors to the front and being open to the apex.

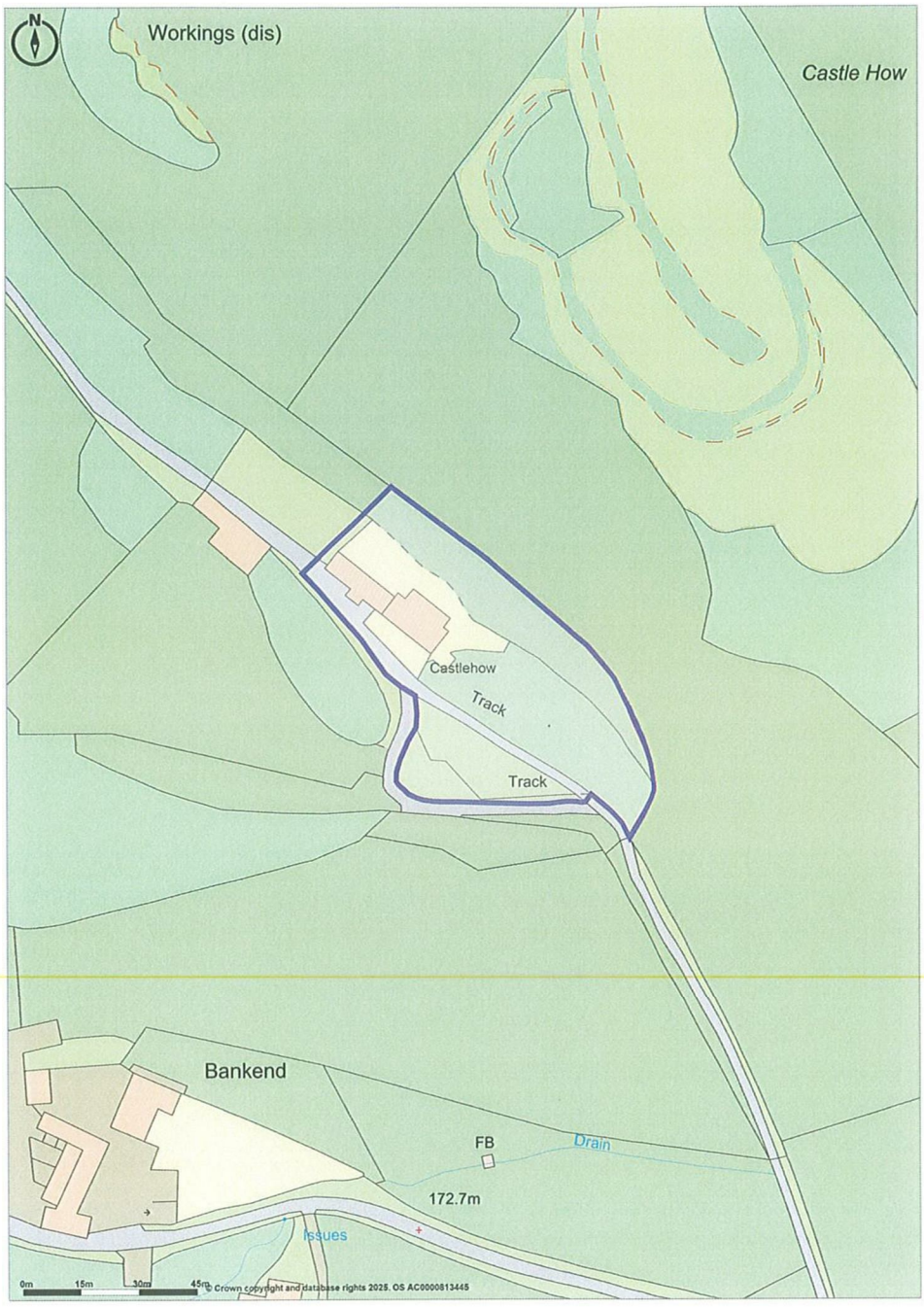
Top Section Of The Barn 15'2 x 12'1 (4.62m x 3.68m)

Castlehow is accessed along a shared private drive to a gateway opening onto a private gravel drive leading across the front of the house and beyond the barn.

There is a public footpath which follows. the drive

The house is set in approximately 1 acre of grounds which is currently a mix of rough grassland and mature trees.

This map is for identification purposes only and does not form part of the contract of sale.



Promap
LANDMARK INFORMATION

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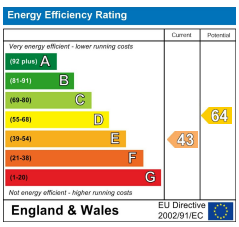
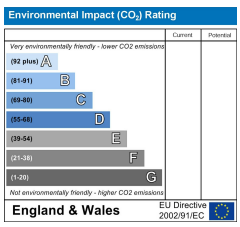
Plotted Scale - 1:1750. Paper Size – A4

FLOOR 1

FLOOR 2

GROSS INTERNAL AREA
TOTAL: 2,331 sq.ft
FLOOR 1: 1,270 sq.ft, FLOOR 2: 1,061 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY





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