



Castlegate
Hayton | Aspatria | Wigton | Cumbria | CA7 2PD

CASTLEGATE



A beautifully presented modern family home offering exceptional energy efficiency, generous living space and superb gardens in the heart of a welcoming Cumbrian village.



KEY FEATURES

Built in 2010 and acquired by the current owners in 2021, Castlegate is an impressive, detached residence combining contemporary comfort with timeless styling. Beautifully maintained throughout, the property is currently operated as a successful holiday let, a testament to both its quality and desirable location.

Designed with modern living in mind, the home benefits from a ground source heat pump providing underfloor heating to both the ground and first floors, ensuring outstanding energy efficiency alongside year-round comfort.

Accommodation

Stepping through the front door, you are welcomed into a spacious entrance hallway where glazed oak internal doors immediately set the tone for the quality found throughout the home.

To the right lies the generous dual-aspect living room, a wonderfully light and inviting space with windows to both the front and rear elevations, allowing natural light to flood the room while offering pleasant views over both the front approach and the rear gardens. A contemporary log-burning stove provides a warm focal point, making this the perfect place to relax throughout the seasons.

Across the hallway is the impressive open-plan kitchen and dining room, undoubtedly the social hub of the home. The beautifully crafted shaker-style kitchen offers an excellent range of cabinetry and quality integrated appliances including a NEFF induction hob, integrated oven, microwave, dishwasher and fridge freezer. Twin sinks, one complemented by a Franke mixer tap, add practicality, while the substantial central island provides additional preparation space, storage and an ideal gathering point for family and guests alike.

The dining area comfortably accommodates a large table, creating a fantastic space for entertaining. French doors frame views across the gardens whilst opening directly onto the patio, effortlessly blending indoor and outdoor living during the warmer months.

Adjoining the kitchen is a spacious utility and laundry room providing further storage and workspace. The Utility could also be easily transformed into a useful home office. A separate plant room offers valuable additional storage for household essentials, laundry and linen. Completing the ground floor is a conveniently positioned cloakroom, ideally located for those enjoying time outdoors.

















First Floor

A graceful staircase rises to the first floor, where a striking arched window on the half landing fills the stairwell with natural light and captures attractive views across the gardens and surrounding countryside.

The spacious landing provides ample room for a reading nook or home office area, adding flexibility to the accommodation.

There are four generously proportioned double bedrooms, each beautifully presented and offering comfortable accommodation. The principal bedroom benefits from extensive fitted wardrobes together with a stylish en-suite shower room.

The family bathroom is equally impressive, featuring both a large walk-in shower and a separate bath, complemented by fitted vanity storage and quality contemporary fittings.











Outside

Castlegate occupies a generous plot within the centre of this attractive village set in a conservation area.

A substantial driveway provides extensive off-road parking and leads to a detached double garage complete with power, offering excellent storage or workshop potential.

The rear gardens are a particular highlight, thoughtfully designed to provide a variety of spaces for entertaining, relaxing and family life.

Immediately behind the house is an expansive lawn leading to a sheltered seating area beneath a pergola, enclosed by mature hedging to create a peaceful retreat. Beyond this lies a second, equally generous lawn enclosed by traditional stone walling and enhanced by two mature trees, providing a wonderful sense of space and privacy and currently used as a fantastic play area for children.

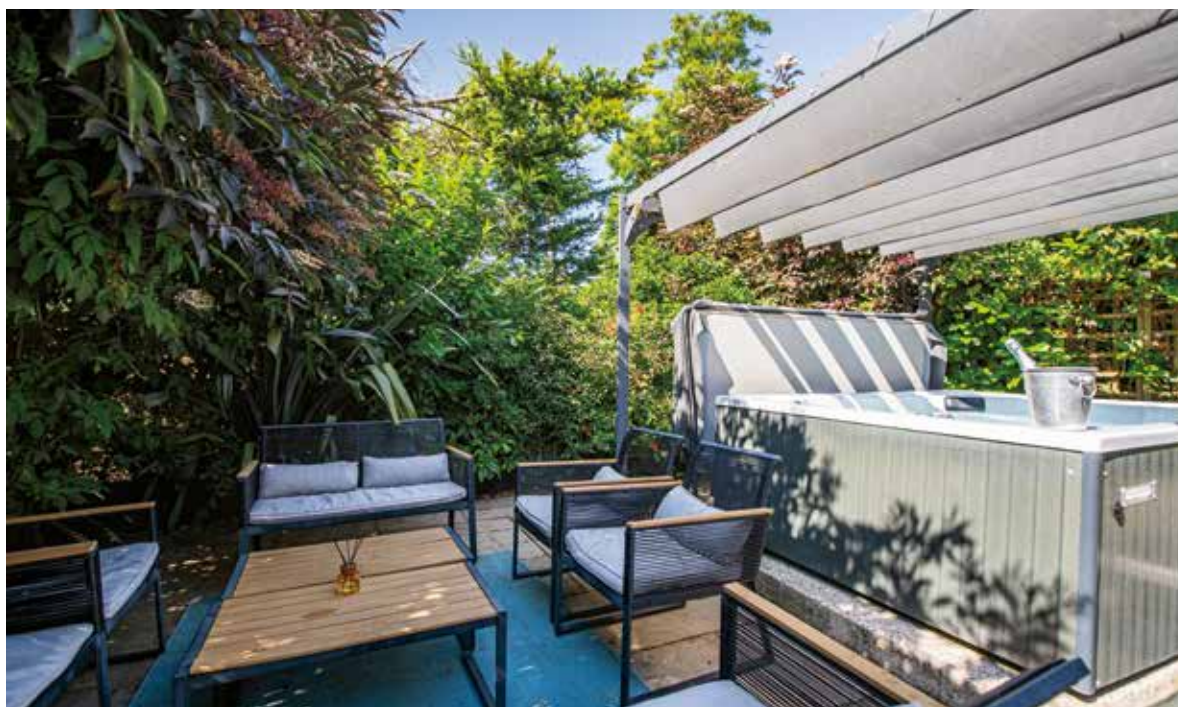
Positioned discreetly behind the garage is a further secluded entertaining area featuring a hot tub, pergola, outdoor bar and comfortable seating area. This superb space offers the perfect setting for enjoying long summer evenings or relaxing after a busy day.

Location

Hayton is a traditional Cumbrian village renowned for its friendly community, peaceful surroundings and excellent accessibility. Offering the best of rural living without compromising convenience, the village provides an ideal base for families, professionals and those seeking a slower pace of life.

The spectacular landscapes of the Lake District National Park are within easy reach, while the beautiful Solway Coast Area of Outstanding Natural Beauty offers miles of unspoilt coastline, walking routes and wildlife to explore. Expansive views from the property provide breathtaking views across the Solway to Scotland and the mountains.

Everyday amenities are close at hand, with nearby Aspatia providing supermarkets, independent shops, cafés, pubs, medical facilities and a railway station with connections across Cumbria and beyond. Well-regarded primary and secondary schools are also within a short drive, making Castlegate equally suited as a permanent family residence or an exceptional holiday home.









GENERAL REMARKS AND INFORMATION

Viewings: Strictly by appointment through the sole selling agents Fine & Country. Tel 01228 583109

Offers: Offers should be submitted to the selling agents, Fine & Country. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest, or indeed any, offer. All genuinely interested parties are advised to note their interest with the selling agents.

Tenure and Possession: Freehold possession upon completion.

EPC Rating: TBC (NEW TEST REQUIRED!)

Services: Castlegate is served by mains electricity, water & sewage. Heating is provided by a ground source heat pump. Broadband is currently provided via Vodaphone with speeds up to 70mbps.

Council Tax: Local authority – Cumberland council. Council tax currently in band TBC

Money Laundering Obligations: In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted

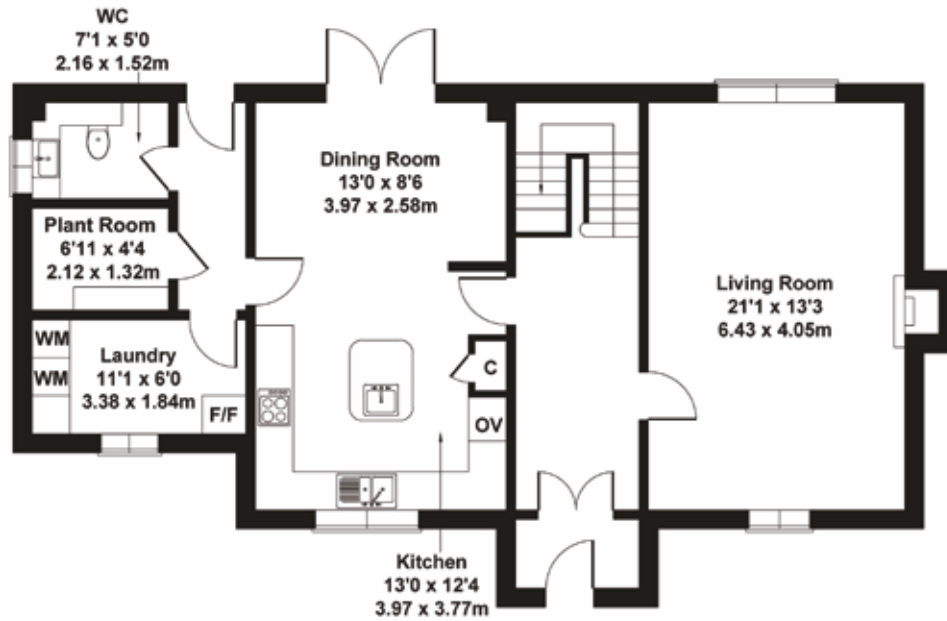
Website and Social Media: Further details of this property as well as all others offered by Fine & Country are available to view on our website www.fineandcountry.co.uk. For updates and the latest properties like us on [facebook.com/Fine & Country Cumbria](https://facebook.com/Fine%20CountryCumbria) and Instagram on [@fineandcountrycumbria](https://instagram.com/@fineandcountrycumbria)

Referrals: Fine & Country work with preferred providers for the delivery of certain services necessary for a house sale or purchase. Our providers price their products competitively, 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 Fine & Country will receive a referral fee: PIA Financial Solutions – arrangement of mortgage & other products/insurances; Fine & Country will receive a referral fee of £50 per mortgage referral. Figures quoted are inclusive of VAT

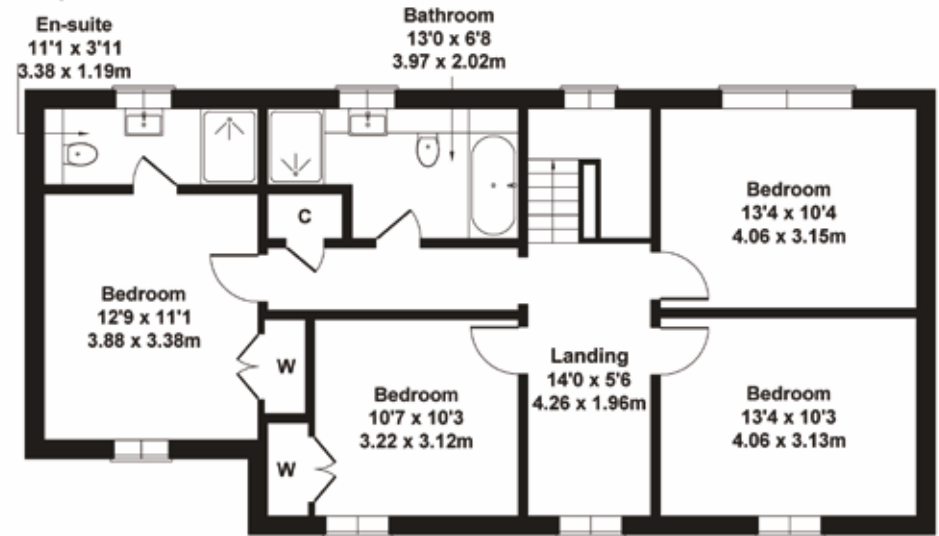
Money Laundering Regulations: We are required by law to carry out Anti Money Laundering Checks prior to issuing a memorandum of sale. We use an external agency to conduct these checks. Once an offer has been agreed, Coadjute will contact you to complete the checks electronically. A fee of £45 + VAT per person will apply and will be processed by Coadjute. If you have any queries, please contact the office.

Castlegate House

Approximate Gross Internal Area
2153 sq ft - 200 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

EPC TO FOLLOW



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

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We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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THE FINE & COUNTRY
FOUNDATION

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