



Spring Garth | Curthwaite | Wigton | CA7 8BG

Guide Price £600,000



DAVID BRITTON
ESTATES



Key Features

- 4/5 bedroom detached property set in 3/4 of an acre
- Significant Workshop
- Double Garage
- Large gardens in 3/4 acre plot
- 4 acre field via separate negotiation
- 4 double bedroom, with one with ensuite
- living room with brand new wood burning stove
- dining room
- conservatory overlooking the garden
- office/bedroom 5 on ground floor

Summary

Found in a rural yet accessible location on the edge of the pretty village of Curthwaite is this substantial four/five bedroom detached home with a double garage and an incredible workshop, sitting in a plot of around $\frac{3}{4}$ acre enjoying superb views across its own gardens towards open countryside. This is a wonderful lifestyle opportunity for those looking to work from home, looking for a large outbuilding or for further development into ancillary accommodation, subject to the relevant planning consents. There is an approx. 4 Acre field available via separate negotiation if you have an equestrian, small holding interest. The opportunities are endless.

Built by the current owners in 1984, there is around 1800 sq.ft of living accommodation in the main house with generous proportions and spacious rooms throughout. All of the rooms are light-filled and enjoy lovely views across the gardens to the front and rear.

Internally there is a large lounge opening into the conservatory, fitted Thwaite kitchen, dining room with feature circular window, study/bedroom5, utility room and separate WC. On the first floor there are four spacious double bedrooms with the master having an ensuite shower room and fitted wardrobes and one bedroom with a large storage space/dressing area. In addition to this there is a modern family bathroom and a separate shower room. All the windows to the rear perfectly frame the outstanding countryside views!

Externally to the side there is a significant size, detached workshop housing a double garage to the front and on the rear lower level, a double height space that is ideal for a host of flexible options i.e. separate working from home space, vehicle maintenance, storage space or for conversion into ancillary accommodation (STP). To the rear there are large gardens mainly laid to lawn bordered with established fruit trees and shrubs, greenhouse and a number of terraces to enjoy the south facing gardens. To the front, there is a sweepin





Floor plans



COUNCIL TAX BAND - F

DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. The services, systems, and appliances shown may not have been tested and has no guarantee as to their operability or efficiency can be given. All floor plans are created as a guide to the lay out of the property and should not be considered as a true depiction of any property and constitutes no part of a legal contract.

Energy Efficiency Rating		Current	Potential		Environmental Impact (CO ₂) Rating	Current	Potential
Very energy efficient - lower running costs					Very environmentally friendly - lower CO ₂ emissions		
(92 plus)	A				(92 plus)	A	
(81-91)	B				(81-91)	B	
(69-80)	C				(69-80)	C	
(55-68)	D				(55-68)	D	
(39-54)	E				(39-54)	E	
(21-38)	F				(21-38)	F	
(1-20)	G				(1-20)	G	
Not energy efficient - higher running costs					Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	



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