



# 1 The Coach House, Mealsgate, Wigton, CA7 1JS

Guide Price £395,000

**PFK**

# 1 The Coach House

## The Property:

Historically part of the Whitehall Estate, Cumbrian residence of locally born and widely renowned philanthropist and businessman George Moore, 1 The Coach House is a beautifully appointed sandstone built Grade II listed former Coach House, with an attached Clock Tower, built in 1861, which has undergone a wonderful transformation by Lattimer builders in 2010. Now brimming with character, space, and light, this exceptional six-bedroom, three-bathroom period home invites you to experience family living at its finest.

At the heart of the property, a spacious open plan kitchen and dining area is beautifully finished with sleek modern units, integrated appliances, and space for an 8 person table, creating an inviting hub for gatherings and every-day moments. The seamless flow continues into the bright living room, where abundant natural light streams through large windows, highlighting the modern decor and welcoming atmosphere. An elegant archway connects the living and dining spaces, while the charming entrance hallway - with its striking arched doorway sets the tone for the home's unique blend of period features and contemporary comfort.



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# 1 The Coach House

The property continued...

Enjoying a unique split level lay out with bedrooms on the first and lower ground floors, each bedroom is thoughtfully designed to maximise comfort and practicality, with calming neutral decor, plush carpeting, and ample natural light from generous windows and skylights. The spacious bedrooms offer a variety of layouts, including rooms with cosy bunk beds for children, inviting retreats with decorative ceiling beams, and tranquil master suites boasting elegant wooden furniture, built-in storage, and convenient en-suite bathrooms. The modern bathrooms are equally impressive, featuring sleek tiling, walk-in shower, and luxurious bath-tubs . A versatile study with dual workspaces and lovely garden views provides the perfect spot for working from home or creative pursuits, whilst still offering flexibility as an extra bedroom if required

Outside, the property's historic stone architecture and cobbled courtyard exude timeless charm. The distinctive clock tower and rustic stone work, complemented by a detached Oak built garage create a picturesque and private outdoor sanctuary, perfect for relaxing, entertaining, or letting children play in safety. Period features, including arched ceilings and the historic clock tower, blend seamlessly with contemporary finishes, offering a truly unique living environment. With ample storage, multiple family-friendly zones, and a layout that effortlessly accommodates both lively gatherings and quiet moments, this house is ready to welcome its next owners.

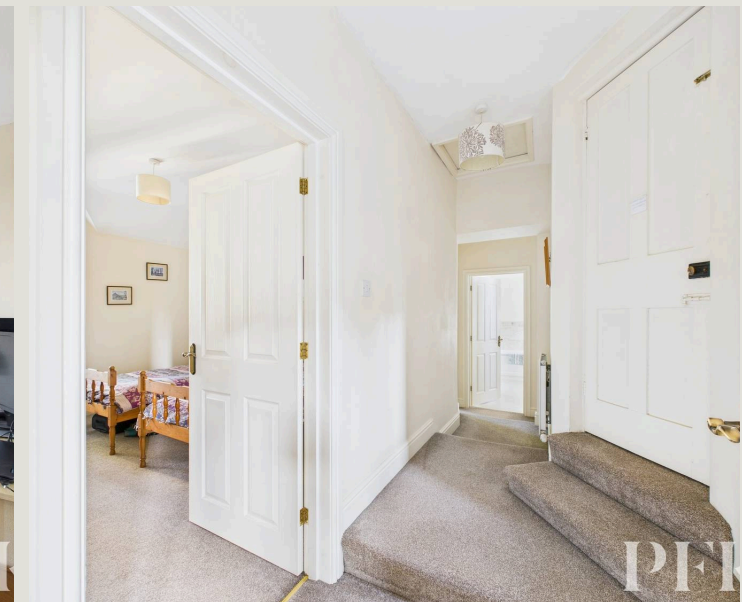


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Continued....

Homes of this size and character, with such an inviting blend of space, light, and period charm, are rarely available. Early viewing is highly recommended, as this stunning property is sure to capture the hearts of families seeking something truly special. Don't miss your chance - book your viewing today!

- **Character filled period Coach House conversion**
- **6 bed, 3 bath**
- **Modern open plan kitchen dining area**
- **Spacious bedrooms with en-suite bathrooms**
- **Quiet rural location**
- **Clock tower**
- **Detached large single garage and 2 store rooms**
- **Low maintenance external areas**
- **No onward chain**
- **EPC rating C**
- **Tenure Freehold**
- **Council Tax Band E**





# 1 The Coach House

## Location & directions:

Tucked away in a quiet rural setting outside the Hamlet of Mealsgate, just a short drive to the market towns of Wigton, Cockermouth and Keswick.

## Directions

The property can be found under postcode CA7 1JS and by using What 3 words: [///deep.puffed.compacts](http://deep.puffed.compacts)



## ACCOMMODATION

### Entrance Hall

10' 8" x 3' 8" (3.25m x 1.13m)

A light and airy, high ceilinged entrance hall accessed via a statement coach doorway and original sandstone surround. Stairs to first and lower ground floors, part carpeted, part Amtico flooring.

### Living Room

17' 3" x 13' 11" (5.26m x 4.25m)

A dual aspect lounge with open plan access to the dining kitchen, creating a light and welcoming space perfect for family living and entertaining.

### Kitchen

17' 4" x 14' 3" (5.28m x 4.34m)

Fitted with a range of base and wall units in a white shaker style finish and complementary dark granite effect counter tops and upstand. Four burner counter top mounted ceramic hob with extractor fan over, black splashback and separate electric double oven, integral dishwasher, fridge and freezer, 1.5 bowl sink with drainage board and mixer tap. Space for an 8 person dining table and Amtico flooring.

### Ground Floor Utility Room

6' 7" x 8' 3" (2.00m x 2.52m)

Fitted with base units in a shaker style finish and complementary granite effect counter top, stainless steel sink with drainage board and mixer tap, oil fired boiler, plumbing for washing machine.

### Ground Floor WC

3' 0" x 4' 9" (0.92m x 1.45m)

WC and wash hand basin with tiled splashback.



**FIRST FLOOR LANDING**

11' 6" x 8' 5" (3.51m x 2.57m)

Front aspect window with stone mullions, point for telephone.

**First Floor Office**

11' 6" x 8' 5" (3.51m x 2.56m)

Side aspect room which is currently utilised as a home office but offers flexible usage as an additional bedroom if required.

**Corridor**

15' 10" x 2' 11" (4.82m x 0.88m)

Loft access via hatch, internal access to clock tower.

**First Floor Principal Bedroom**

11' 5" x 14' 2" (3.47m x 4.32m)

Rear aspect large double bedroom with stone mullioned window and sky light. Door leading into 'Jack and Jill' bathroom

**Jack & Jill Bathroom**

6' 0" x 6' 4" (1.84m x 1.93m)

A dual access front aspect bathroom with walk in shower cubicle, bath, WC, and wash hand basin. Tiled splash back and vertical heated towel rail.

**First Floor Bedroom 2**

11' 0" x 12' 5" (3.36m x 3.78m)

Rear aspect double bedroom with stone mullioned window.

**Basement Hallway**

2' 11" x 16' 4" (0.88m x 4.97m)

Accessed via stairs from entrance hallway.

**Lower Ground Floor Bedroom 3**

13' 5" x 8' 0" (4.10m x 2.43m)

Rear aspect double bedroom with stone mullioned window and built in storage cupboard.



**Lower Ground Floor Shower Room**

4' 2" x 9' 10" (1.27m x 3.00m)

U shaped room comprising walk in shower cubicle and mains powered shower, WC and wash hand basin. Tiled walls.

**Lower Ground Floor Bedroom 4**

9' 0" x 8' 10" (2.74m x 2.68m)

**Lower Ground Floor Bedroom 5**

10' 11" x 14' 2" (3.34m x 4.32m)

Rear aspect double bedroom with external wooden door leading to rear garden area. Built in storage cupboard and en-suite bathroom.

**Ensuite 2**

4' 8" x 6' 2" (1.42m x 1.88m)

Comprising bath, WC and wash hand basin, tiled walls and vertical heated towel rail.





## EXTERNALLY

### Front Garden

To the front of the property is a substantial cobbled courtyard area offering a low maintenance, sun trap entertaining area with oak timber built garage and outside store.

### Rear Garden

Situated to the rear of the property is a large sun trap low maintenance cobbled courtyard with undercroft storage room and raised flower beds.

### Driveway

2 Parking Spaces

There is parking for two on the driveway directly in front of the property, with space for a substantial number of cars in the cobbled courtyard area.

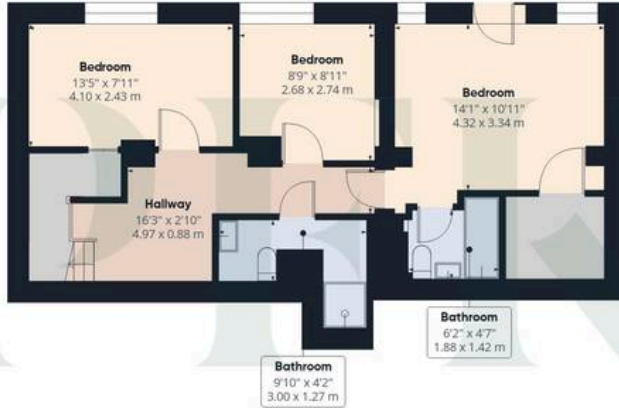
### Garage

Single Garage

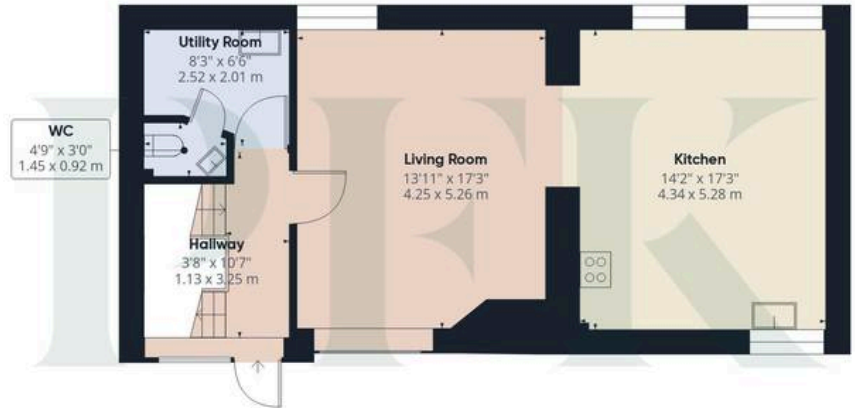
A large oak built detached garage with parking for one car, inspection pit, and ample workshop space.



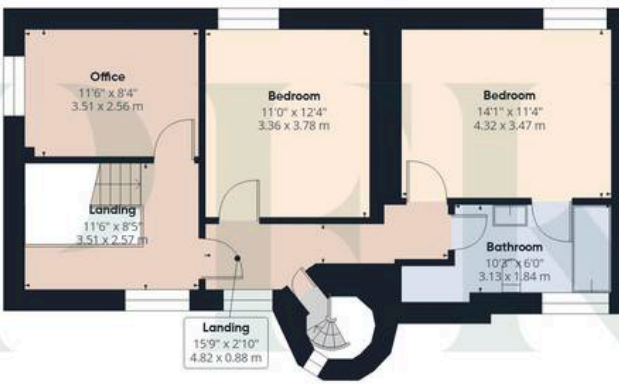




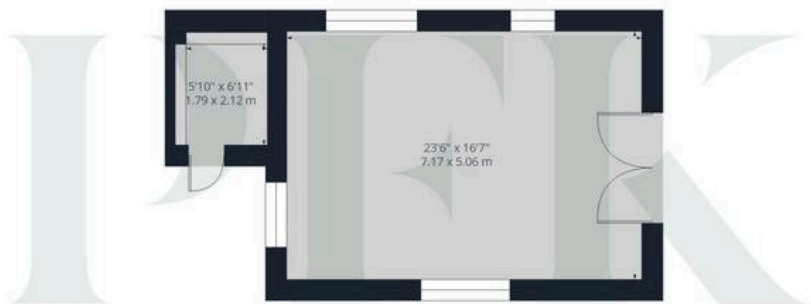
Floor -1 Building 1



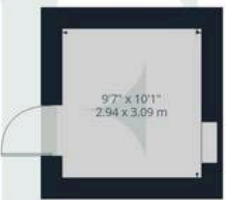
Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 3

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

2403 ft<sup>2</sup>  
223.3 m<sup>2</sup>

**Reduced headroom**

6 ft<sup>2</sup>  
0.6 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.

**ADDITIONAL INFORMATION**

**Services**

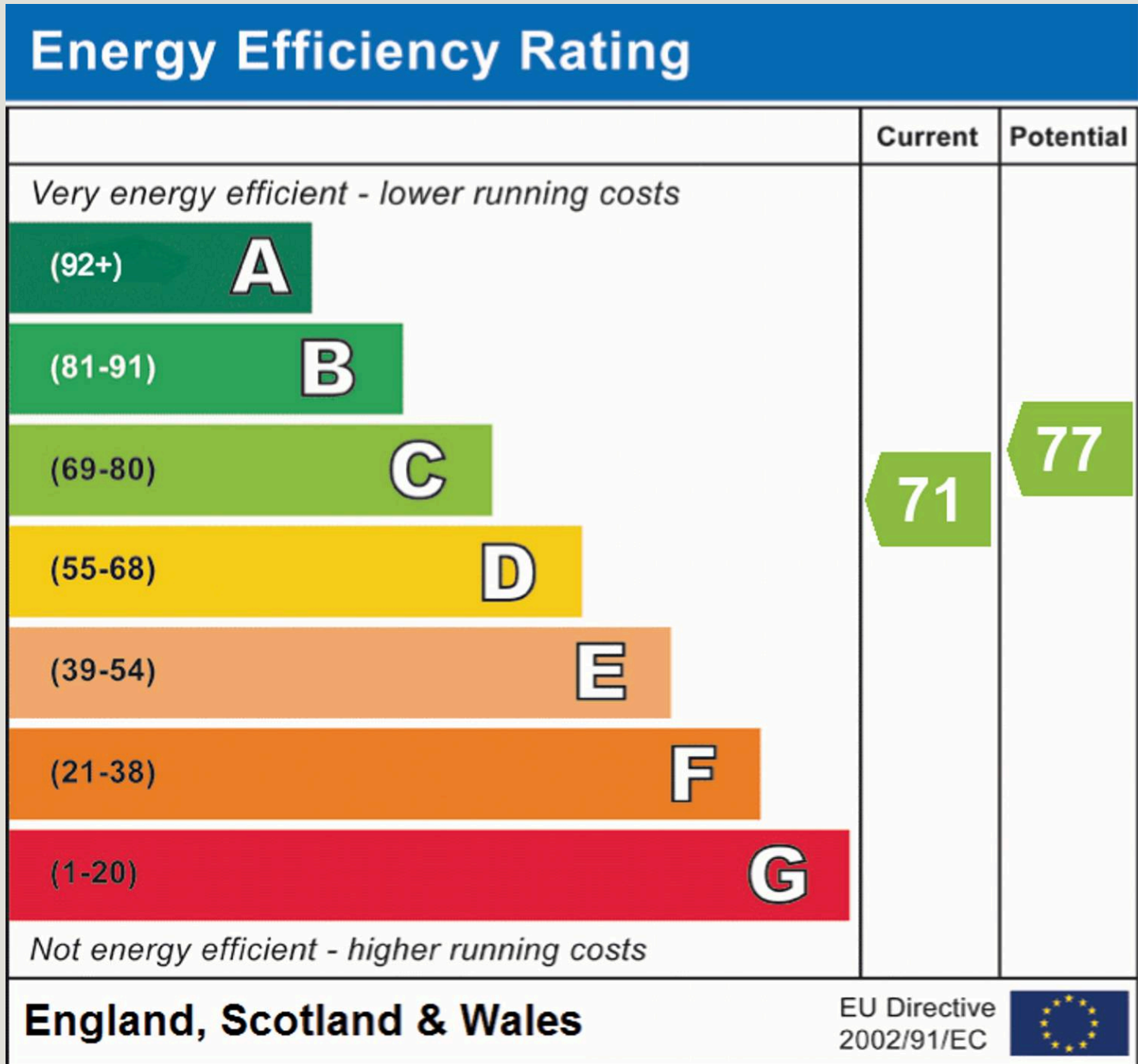
Mains electricity & water. Sewage treatment plant shared with two neighbouring properties. Oil central heating and double glazing installed throughout. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

**Drainage**

We have been informed that drainage is by way of a shared waste treatment plant, and would advise any prospective purchaser to check it complies with current standards and rules introduced on 1st January 2020.

**Referral Fee Disclosure**

PFK works with preferred providers for services relating to buying or selling property. These providers offer competitive pricing, but you are under no obligation to use them and are free to choose alternatives. If you do use these services, PFK may receive a referral fee as follows (all figures include VAT): Conveyancing (Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd): £120 to £210 per completed sale or purchase Financial Services (Emma Harrison Financial Services): average referral fee of £221 in 2024 for arranging mortgages, insurance, and related products EPC and Floorplans (M & G EPCs Ltd): £35 for EPC & Floorplan, £24 for EPC only, £6 for Floorplan only Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50





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