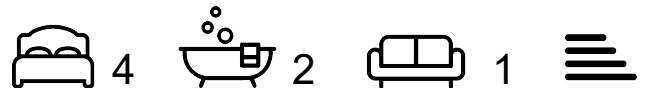




## Raby To Lessonhall

Kirkbride, Wigton, CA7 5HG

Guide Price £500,000



- Detached Four-Bed Family Home
- Living Room Open Plan to Dining Area
- Downstairs WC
- Family Bathroom
- Tranquil Rural Setting

- Stables and Paddock, set in a One Acre Plot
- Kitchen and Sperate Utility
- All Bedrooms are Doubles
- Detached Garage
- Council Tax Band E

# Raby To Lessonhall

Kirkbride, Wigton, CA7 5HG

Guide Price £500,000



Sit at the side of a quiet country lane, Raby Villa is a spacious family home set in a one acre plot and with large gardens, a stable and a paddock. Located in Kirkbride near Wigton, this delightful house offers an abundance of potential for a family looking for rural living, with plenty of outside opportunity for gardening, space for children to play, and for pursuing equestrian pursuits. Built in 1990, the building is in good condition, with the spacious interior now ready for some general updating.

The accommodation comprises of an open plan living and dining room, kitchen and large utility room, and ground floor WC, whilst upstairs you will find four double bedrooms and a family bathroom. The property is double glazed and has LPG gas fired central heating.

However, it is the outside that will excite most buyers, with a brick built stable block with bridle room and a store. The stable doors face out to a generous sized paddock, in the centre of which you will find a functioning well! In addition there is a large garden, and a detached garage and offroad parking for multiple vehicles.

Surrounded by countryside and with long reaching views, this property is not just a home; it is a life-style property to enjoy, a place to raise a family and a place indulge you passion for outdoor country living .

### Rear Entrance Hall

On a day-to-day basis, you will come and go via the side door to the kitchen, but the house fronts onto the rear garden, with an external door opening into a hallway which in turn provides access to the living areas, kitchen, and the stairs rising to the first floor.

### Living Room

This is a bright and airy space with a glass door and full length side panels overlooking the rear garden, with further sunlight pouring in from the windows to the opposing elevation. Plenty of space for a sofa and chairs, and the room is open plan to the dining area.

### Dining Area

Room for a formal dining table and chairs.

### Kitchen

The kitchen is well-proportioned and offers plenty of natural light through multiple windows to two elevations. It features farmhouse style units with wooden cabinetry, contrasting worktops, and is spacious enough for a small dining table and chairs.

### Utility Room

Adjacent to the kitchen is a large utility room with space for laundry appliances and additional storage. As part of a renovation, it should be possible to combine the kitchen and utility space to create a modern contemporary kitchen & family space.

### Ground Floor WC

With a WC and a wash-hand basin, accessed from the utility.

### First Floor Landing

Accessed via the stairs rising from the dining area and with a useful storage cupboard.

### Bedroom One

The largest bedroom is located at the far end of the landing and has windows to the two elevations with paddock and garden views. There is built in wardrobe.

### Bedroom Two

The neighbouring bedroom looks out over the country lane and onwards to open views over farmland and to the distant hills. With a built in wardrobe.

### Bedroom Three

A good sized double room with a window to the front elevation and built in wardrobe.

### Bedroom Four

Used by the current owners as an office, this is a large double and once again with a built-in wardrobe.

### Bathroom

A large bathroom with a shower cubicle, bath, wash-hand basin, bidet, and WC.

### Stables, Bridle Room, and Store

The stable block is in great condition, block built and with a corrugated roof. The stable doors lead directly out to the paddock. Alongside is a good sized room, ideal for use as a bridle room. A third section of the block, and a good place to store garden items, bikes and other outdoor items.

### Paddock

Lined with hedgerows and a wire fence separates it from the garden. And there is a delightful working well located in the middle of the paddock.

### Gardens

From the living room glazed door you step out onto a patio which sits in a low walled garden with lawn and low maintenance gravel area. Beyond the wall is a large grassed area with vegetable beds, a green house, and mature trees.

### Garage

The detached garage has a metal up and over door, light and power.

### Driveway

Ample space to park multiple vehicles.

### AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £40 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

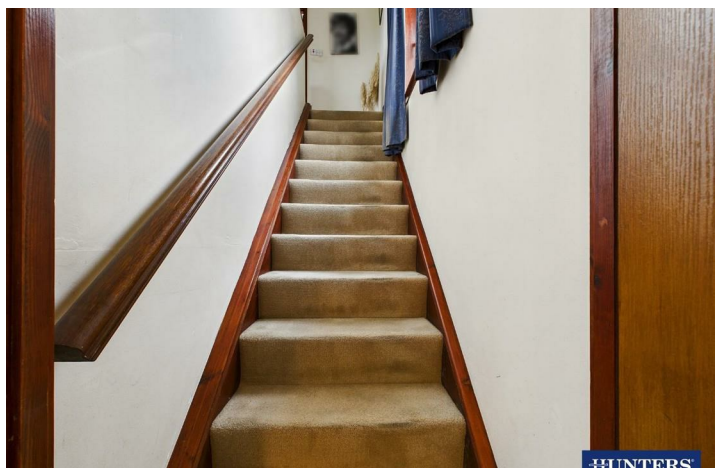
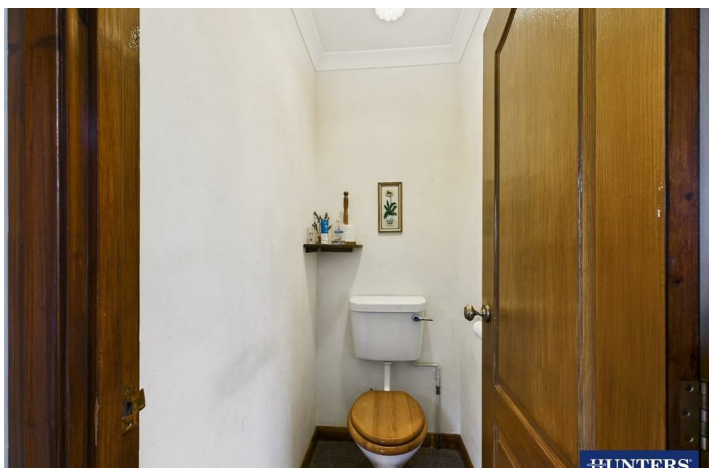
### Agents Note

The property is served by a septic tank.

### Agents Note

The property is served by a septic tank that will need updating to a water treatment unit when the house changes hands. The current owners have a quotation and installation plan in place and the works will be completed between exchange and legal completion. Speak to the agent for more details.


# Floorplan








## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

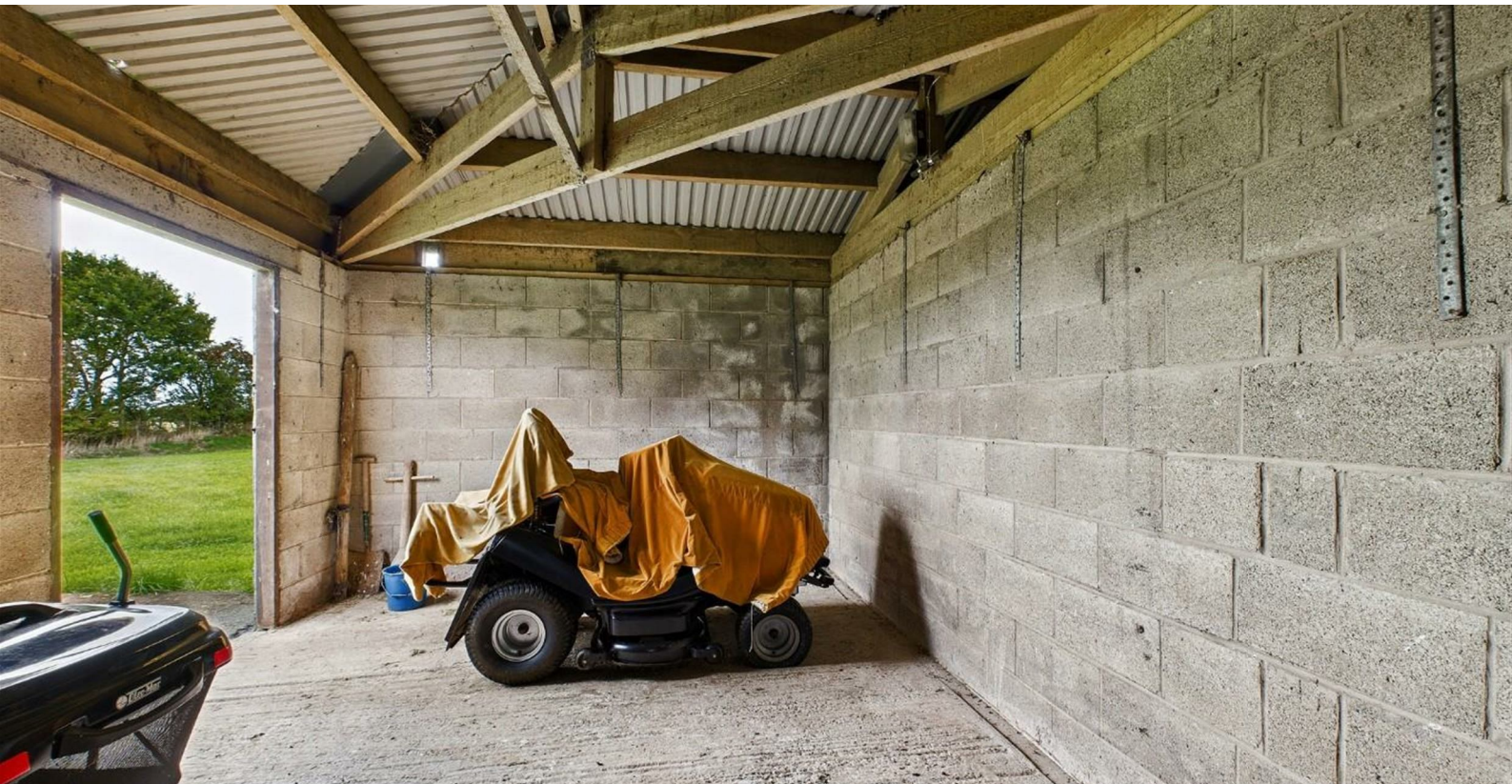
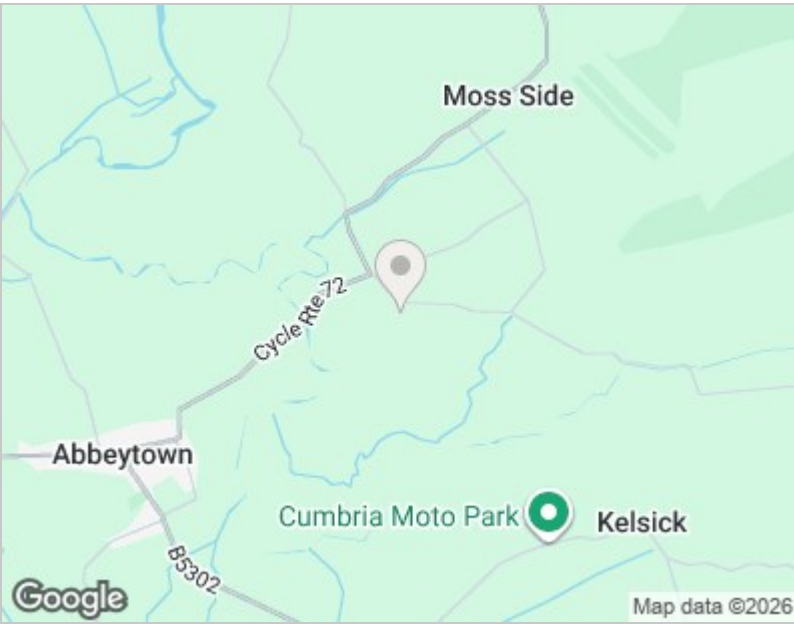
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Viewing

Please contact our Hunters Carlisle Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.

Road Map

Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

56 Warwick Road, Carlisle, Cumbria, CA1 1DR  
Tel: 01228 584249 Email: [centralhub@hunters.com](mailto:centralhub@hunters.com)  
<https://www.hunters.com>

