



Aspatria, Wigton

- Georgian Period Home
- Large Farmhouse style Kitchen
- Generous Gardens

- Three Bedrooms
- Living Room
- Rural Location with Wonderful Views

Guide Price £295,000



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DESCRIPTION

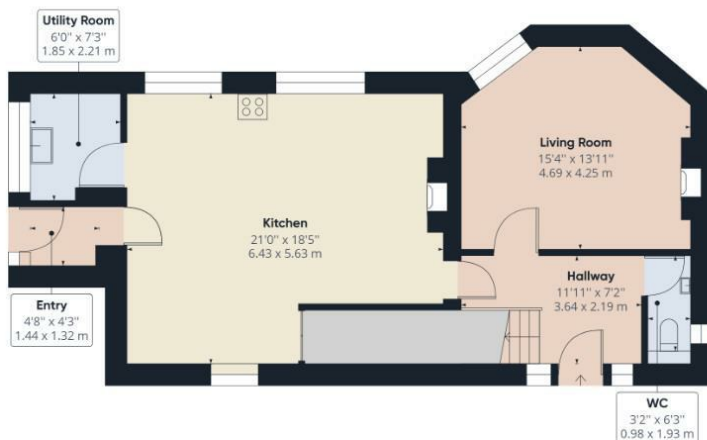
Stockhill Cottage is a unique, character property that sits in a rural location, with long views over open countryside towards Skiddaw and Caldbeck Fell, and nestling within it's own generous lawned gardens. Formally built as an estate house of Brayton Hall circa 1870, the property has a wealth of period features (including a grade II listing) with red sandstone walls, sash windows, and a wonderful, panelled door entrance with surrounding venetian windows, while internally each of the large rooms provide glimpses of open views that surround the property.

The property is set back from a country road and accessed via a private drive. Accommodation comprises of a large farmhouse style kitchen with a striking solid fuel burner, leading to a hallway that provides access to the living room and ground floor cloakroom. Climbing the impressive staircase to the first floor you will find three bedrooms and a bathroom. Outside there are generous gardens to the front, side and rear and some brick-built buildings that are now ready for repair and renovation. Mixed hedgerows separate the house from the neighbouring farmland. Heating is by a solid fuel fired central heating system.

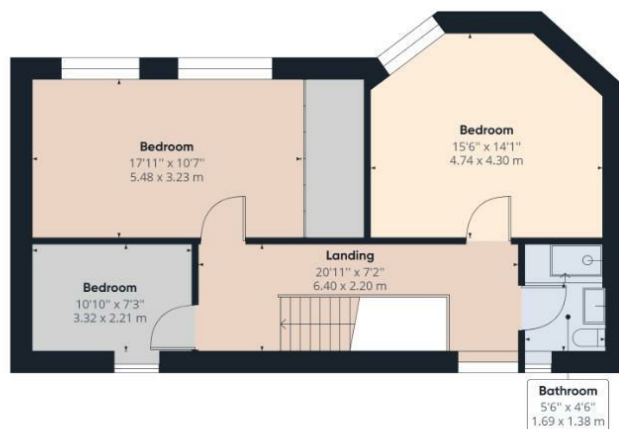




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Ground Floor Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾

1444.58 ft²

134.21 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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.

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.

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