



West Border Farm

Seaville, Wigton, CA7 4PT

Guide Price £725,000



- Substantial Detached Residence within the Rural Cumbrian Countryside
- Eight Bedrooms with Six En-Suites
- Large Kitchen with Breakfast Bar & Adjoining Utility Room
- Large Front Garden & Low-Maintenance Rear Garden with BBQ Area
- Imposing Double-Gated Driveway with Ample Parking
- Outstanding Views towards the Lakeland Fells, Scottish Fells & Solway Firth
- Generous Multi-Aspect Living Room plus Games Room
- Family Bathroom & Ground Floor WC/Cloakroom
- Detached Garden Room including Hot-Tub
- EPC - D

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West Border Farm presents a rare and exciting opportunity to acquire a substantial and beautifully situated detached residence, set within a breathtaking rural landscape with far-reaching views towards the Lakeland Fells, Scottish Hills, and Solway Firth.

Boasting over 4,200 square feet of versatile internal accommodation, this impressive home features multiple light-filled reception spaces to the ground floor, along with a well-appointed kitchen with breakfast bar and adjoining utility room.

To the first and second floor are eight generously proportioned double bedrooms. Of particular note, six of the eight bedrooms feature en-suite shower rooms, further benefitting a large family bathroom, ensuring there is ample comfort and facilities for family and visiting guests.

Externally, the space and gardens are exemplary. You enter the property via an imposing double gated entrance, with large driveway leading towards the property and generous parking area. A large garden room with bi-folding doors offers an exceptional outdoor space for all-weather enjoyment, along with the additional benefit of a hot tub, raising the entertaining and relaxation level to a higher standard. Additionally, there is a low-maintenance and private rear garden area, with a dedicated sheltered BBQ area allowing for unbeatable outdoor entertaining and alfresco dining.

West Border Farm is currently registered and successfully operated as a thriving Airbnb, however the property lends itself to being other commercial-use premises, including a care home, or converted back to a residential property, making it perfectly suited for large families, multi-generational living, those seeking a lifestyle and business opportunity or simply a distinguished private residence for those in search of a high-calibre rural home.

Contact Hunters Carlisle today to arrange your private viewing of this exceptional countryside retreat

Nestled in the heart of the Cumbrian countryside, Seaville offers a peaceful rural setting with open landscapes, fresh coastal air, and a welcoming community atmosphere. Surrounded by farmland and just a short distance from the Solway Coast Area of Outstanding Natural Beauty, this tranquil hamlet is ideal for those seeking a slower pace of life without feeling isolated. Despite its quiet surroundings, Seaville benefits from excellent access to nearby villages and towns. The charming Victorian seaside town of Silloth is just a few minutes' drive away, offering a wide range of local amenities including shops, cafés, pubs, a health centre, primary and secondary schools, and a popular golf course. Silloth's promenade and beach provide the perfect backdrop for scenic walks and family outings. A short journey in the opposite direction leads to Abbeytown, a friendly village with its own convenience store, primary school, post office, and the historic Holm Cultram Abbey. Both communities contribute to Seaville's appeal, offering essential services and a strong sense of local character, all within easy reach of home.

GROUND FLOOR:

DINING HALL

Double glazed entrance door from the front with double glazed side-windows, internal doors to the living room, kitchen and rear hall, recessed spotlights and two radiators.

LIVING ROOM

Double glazed window to the front aspect, two double glazed windows to the side aspect, double glazed window to the rear aspect, electric fire suite, recessed spotlights and three radiators.

KITCHEN

Fitted kitchen with central breakfast bar comprising a range of base, wall, drawer and tall units with worksurfaces and tiled splashbacks above. Rangemaster cooker, Rangemaster extractor hood, integrated under-counter fridge, integrated dishwasher, space for an American style fridge freezer, one and a half bowl stainless steel sink with mixer tap, recessed spotlights, two radiators, internal door to the utility room, two double glazed windows to the front aspect and a double glazed window to the side aspect.

UTILITY ROOM

Fitted base, wall, drawer and tall units with worksurfaces above. Space and plumbing for a washing machine, radiator, extractor fan and an external door to the side garden.

GAMES ROOM

Two double glazed windows to the rear aspect, double glazed window to the side aspect, and a radiator.

REAR HALL

Double glazed external door to the rear garden with double glazed side-windows, internal doors to the living room, dining hall, games room and WC/cloakroom, centralised stairs up to the first floor landing with a small under-stairs cupboard, recessed spotlights and two radiators.

WC/CLOAKROOM

Two piece suite comprising a WC and pedestal wash hand basin. Part-tiled walls, radiator and extractor fan.

FIRST FLOOR:

LANDING

Stairs up from the ground floor rear hall, further stairs up to the second floor landing, internal doors to five bedrooms and family bathroom, recessed spotlights and a radiator.

MASTER BEDROOM & EN-SUITE

Master Bedroom:

Double glazed window to the front aspect, radiator and an internal door to the en-suite.

En-Suite:

Three piece suite comprising a WC, pedestal wash basin and shower enclosure with mains shower. Fully-tiled walls, chrome towel radiator, radiator, recessed spotlights, extractor fan and a double glazed window to the front aspect.

BEDROOM TWO & EN-SUITE

Bedroom:

Two double glazed windows to the rear aspect, double glazed window to the side aspect, recessed spotlights, radiator and an internal door to the en-suite.

En-Suite:

Three piece suite comprising a WC, pedestal wash basin and shower enclosure with mains shower. Fully-tiled walls, chrome towel radiator, radiator, recessed spotlights, extractor fan and an obscured double glazed window.

BEDROOM THREE

Two double glazed windows to the front aspect, double glazed window to the side aspect, recessed spotlights and a radiator.

BEDROOM FOUR & EN-SUITE

Bedroom:

Two double glazed windows to the rear aspect, double glazed window to the side aspect, recessed spotlights, radiator, walk-in cupboard and an internal door to the en-suite. The walk-in cupboard includes two wall-mounted gas boilers and the water tank.

En-Suite:

Three piece suite comprising a WC, pedestal wash basin and shower enclosure with mains shower. Fully-tiled walls, chrome towel radiator, radiator, recessed spotlights and an extractor fan.

BEDROOM FIVE & EN-SUITE

Bedroom:

Double glazed window to the front aspect, double glazed window to the side aspect, recessed spotlights, radiator and an internal door to the en-suite.

En-Suite.

Three piece suite comprising a WC, pedestal wash basin and shower enclosure with mains shower. Fully-tiled walls, chrome towel radiator, radiator, recessed spotlights and an extractor fan.

FAMILY BATHROOM

Three piece suite comprising a WC, pedestal wash basin and spa-style bathtub. Fully-tiled walls, chrome towel radiator, radiator, recessed spotlights, extractor fan and an obscured double glazed window.

SECOND FLOOR:

LANDING

Stairs up from the second floor landing, internal doors to three bedrooms, radiator, recessed spotlights, loft-access point and a double glazed Velux window.

BEDROOM SIX

Two double glazed windows to the side aspect, two double glazed Velux windows, two radiators and an eaves-access point.

BEDROOM SEVEN & EN-SUITE

Bedroom:

Double glazed window to the side aspect, recessed spotlights, radiator and an internal door to the en-suite.

En-Suite:

Three piece suite comprising a WC, pedestal wash basin and shower enclosure with mains shower. Fully-tiled walls, chrome towel radiator, radiator, recessed spotlights, extractor fan and a double glazed Velux window.

BEDROOM EIGHT & EN-SUITE

Bedroom:

Double glazed window to the side aspect, double glazed Velux window, recessed spotlights, radiator and an internal door to the en-suite.

En-Suite:

Three piece suite comprising a WC, pedestal wash basin and shower enclosure with mains shower. Fully-tiled walls, chrome towel radiator, radiator, recessed spotlights, extractor fan and a double glazed Velux window.

EXTERNAL:

Front Garden & Parking:

To the front of the property is a substantial lawned front garden, which includes numerous mature trees and hedging to the boundaries. A tarmac driveway and parking area allows for off-road parking for numerous vehicles, the driveway is accessible via imposing double metal gates. Directly in front of the property is a paved terrace area, spanning the width of the front of the property. To the left side of the property is a lawned garden which also includes two LPG tanks and an external cold water tap. To the right side of the property is the garden room, along with a children's climbing frame with swings.

Rear Garden:

A low-maintenance rear garden including a small paved seating area, artificial lawn and a BBQ area.

GARDEN ROOM

Double glazed bi-folding doors, two double glazed Velux windows, power and lighting.

WHAT3WORDS

For the location of this property, please visit the What3Words App and enter - cashier.goodnight.valve

AML DISCLOSURE

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (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.

PLEASE NOTE

The property is serviced via a shared septic tank. The property is currently registered and successfully operated as a thriving Airbnb. Parts of this property title are currently being separated and re-registered.

Floorplan





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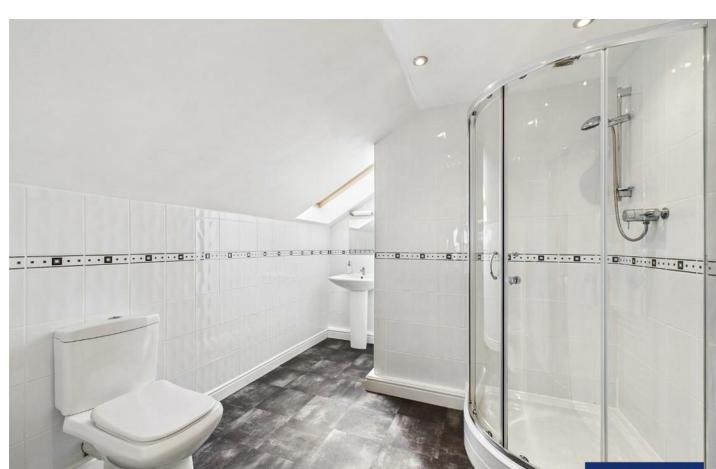
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Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	62
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

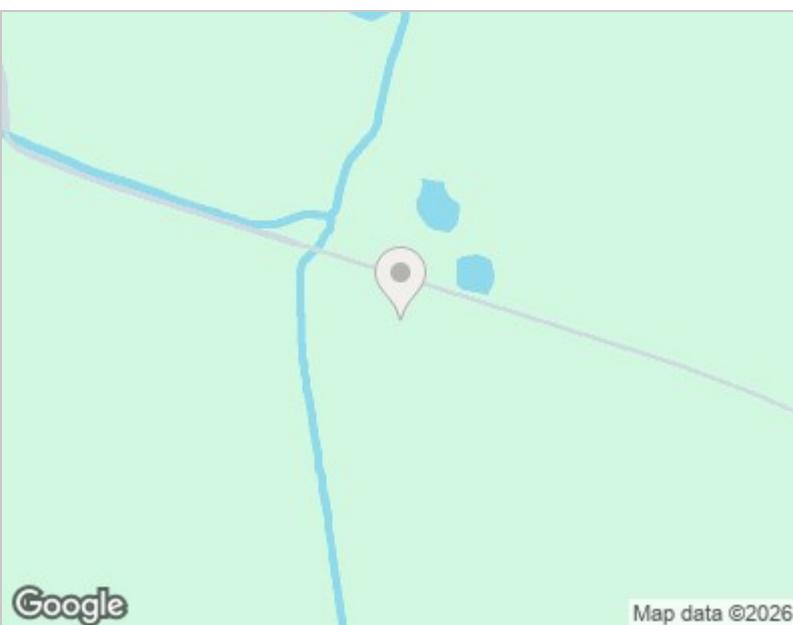
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Viewing

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

Tel: 01228 584249

Road Map



Hybrid Map



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HERE TO GET *YOU* THERE

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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.

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