

Cumbrian Properties

Firth House, Drumburgh



Price Region £400,000

EPC-

Detached house | Stunning rural location
3 reception rooms | 5 bedrooms | Sea and fell views
Investment opportunity | Gardens and outbuildings

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2/ FIRTH HOUSE, DRUMBURGH, WIGTON

This impressive five bedroom, three reception room substantial detached family home comes with generous gardens, plenty of parking, several outbuildings and stunning countryside and sea views. Located just outside of the popular village of Burgh By Sands the property stands in an elevated position with views to Skiddaw to the front and the Solway Coast to the rear. Retaining many original features, the double glazed and oil central heated accommodation briefly comprises of a welcoming entrance hall, two spacious reception rooms to the front, both with fireplaces, a rear snug with open fire and French doors leading out to the rear garden, a generous farmhouse kitchen with separate utility room and cloakroom. To the first floor off the half landing is a spacious bathroom with views over the Solway Coast, four double bedrooms and a single bedroom/office – all with high ceilings and attractive views. Externally there is an abundance of space with several outbuildings providing ideal storage, workshop or potential to convert into holiday cottages being in a fantastic tourist location popular with the Cumbria Way walkers. There are generous lawned gardens, plenty of parking for motor homes and all the family and secure, safe lawned gardens providing space for children/ pets to play and outdoor entertaining. There is the potential to build subject to planning permission which has been granted in the past. The property is in need of some modernisation and would make a fantastic family home. In catchment area for the village primary schools of Burgh By Sands and Bowness and just a 15 minute drive into Carlisle city centre. Sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

ENTRANCE HALL Staircase to the first floor, original coving and cornice, radiator and doors to lounge, sitting room and inner hallway.



ENTRANCE HALL

LOUNGE (16' x 16') Double glazed window to the front, radiator, original coving and ceiling rose. Electric heater and boarded fireplace which could be opened up, if required.



3/ FIRTH HOUSE, DRUMBURGH, WIGTON

SITTING ROOM (16'5 max x 16') Open fire set on a marble hearth, original coving and ceiling rose, radiator and double glazed window to the front with views over towards the fells and Skiddaw.



SITTING ROOM

INNER HALL Doors to kitchen and snug.

KITCHEN (16'9 x 16'8) Fitted kitchen incorporating a stainless steel sink unit, tiled splashbacks, solid wood units and space for free standing cooker. Double glazed window to the rear, radiator, original built in storage and door leading through to the rear porch/utility.



KITCHEN

4/ FIRTH HOUSE, DRUMBURGH, WIGTON

SNUG (17' max x 16' max) Open fire set in a stone fireplace, double glazed window, coving to ceiling and double glazed French doors to the rear of the property.



SNUG

REAR PORCH/UTILITY (9' x 6'9) Plumbing for washing machine, space for tumble dryer, stainless steel sink with mixer tap, two double glazed windows, tiled flooring and coving. Cupboard housing the boiler, door to the WC, part panelled walls and UPVC door to the rear of the property.

CLOAKROOM WC, double glazed frosted window and tiled flooring.



REAR PORCH/UTILITY

FIRST FLOOR Half landing with double glazed window to the rear with views across the sea and door to the bathroom. Landing with doors to bedrooms, original coving and electric heater.

BATHROOM (10'4 x 9') Three piece suite comprising of walk-in shower cubicle, vanity unit wash hand basin and WC. Radiator, wall mounted electric heater, two double glazed frosted windows and a further double glazed window with sea views.



5/ FIRTH HOUSE, DRUMBURGH, WIGTON

BEDROOM 1 (17' max x 16' max) Original cast open decorative fireplace, loft access and double glazed window to the rear with stunning sea views.



BEDROOM 1

BEDROOM 2 (17' x 16'9) Fitted wardrobe, radiator and double glazed window to the rear.



BEDROOM 2

BEDROOM 3 (16' max x 15'9 max) Dual aspect windows with sea and fell views. Radiator and original coving.



BEDROOM 3

6/ FIRTH HOUSE, DRUMBURGH, WIGTON

BEDROOM 4 (17' max x 16' max) Built in wardrobe, radiator, coving to ceiling and double glazed window to the front with views to Skiddaw.



BEDROOM 4

BEDROOM 5 (11'9 x 10') Double glazed window to the front with views to Skiddaw, radiator and original coving.



BEDROOM 5

OUTSIDE To the front of the property is a generous lawned bordered by mature trees and shrubs alongwith driveway providing off street parking. To the rear is a large courtyard providing plenty of off street parking, a side lawned garden and outbuildings. There is the potential to build subject to planning permission which has been granted in the past. At the rear there are double gates providing access into the generous courtyard which has a range of outbuildings with power and lighting, providing excellent potential for conversion into a holiday cottage or adjoining barn/granny annexe. Oil tank and access to a side lawned garden.



BARNS

7/ FIRTH HOUSE, DRUMBURGH, WIGTON



GARDENS



COURTYARD



VIEWS

8/ FIRTH HOUSE, DRUMBURGH, WIGTON

TENURE To be confirmed

COUNCIL TAX We are informed the property is in tax band D

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