



West Rigg | Long Marton



WEST RIGG

Welcome home to West Rigg...

Experience a drive through breath-taking countryside, framed by majestic mountains and winding, scenic lanes. Lush green pastures roll alongside you, dotted with charming vistas and accompanied by the gentle curves of the River Eden.

The journey to Long Marton feels like an enchanting retreat from the everyday, offering a true sense of escape and tranquillity.

West Rigg is a rare and evocative sandstone farmhouse, quietly tucked away down a peaceful lane in the heart of the Eden Valley village of Long Marton. Surrounded by open countryside and uninterrupted pastoral views, the property enjoys a wonderfully private setting, looking out across rolling green fields where sheep graze and lambs arrive each spring.

Built in traditional sandstone with lime mortar and complemented by wood-effect UPVC windows, West Rigg sits beautifully within its landscape, offering timeless rural character with the comfort of modern living.



Property Type:

Detached

Square Footage:

1307_{sqft}

Council Tax Band

C

EPC Rating

C

Tenure

Freehold





Sleep⁰⁰⁰

Soothe⁰⁰⁰

Sanctuary⁰⁰⁰





Cook 000

Create 000

Connect 000



Relax ...

Recharge ...

Reconnect ...

Refresh 000

Relax 000

Rejuvenate 000



Why Long Marton?

LONG MARTON IS A VILLAGE PEOPLE CHOOSE FOR ITS SENSE OF CALM, COMMUNITY AND CONNECTION TO THE SURROUNDING COUNTRYSIDE, WHILE STILL REMAINING PRACTICAL FOR EVERYDAY LIFE. IT OFFERS A PACE OF LIVING THAT FEELS GROUNDED AND UNHURRIED, WHERE THE LANDSCAPE PLAYS A CENTRAL ROLE IN DAILY ROUTINES AND THE SEASONS ARE GENUINELY FELT.

THE VILLAGE HAS A STRONG AND ESTABLISHED COMMUNITY, WITH A PARISH CHURCH AT ITS HEART AND A WELL REGARDED VILLAGE PUB THAT ACTS AS A NATURAL MEETING POINT FOR RESIDENTS. SOCIAL LIFE HERE IS SHAPED BY LOCAL EVENTS, SHARED SPACES AND A FAMILIARITY THAT MAKES NEWCOMERS FEEL WELCOME RATHER THAN ANONYMOUS.

ITS SETTING IS PARTICULARLY APPEALING. LONG MARTON IS SURROUNDED BY OPEN COUNTRYSIDE WITH IMMEDIATE ACCESS TO WALKING ROUTES, QUIET LANES AND EXPANSIVE VIEWS, YET IT REMAINS WELL PLACED FOR NEARBY MARKET TOWNS. APPLEBY IN WESTMORLAND IS ONLY A SHORT DRIVE AWAY AND PROVIDES SHOPS, SCHOOLS, CAFES, MEDICAL SERVICES AND A MAINLINE RAILWAY STATION, MAKING THE VILLAGE FEEL RURAL WITHOUT BEING REMOTE.

FAMILIES ARE DRAWN TO LONG MARTON FOR ITS SAFE ENVIRONMENT, OPEN SPACES AND ACCESS TO LOCAL SCHOOLING OPTIONS IN THE SURROUNDING AREA. OTHERS ARE ATTRACTED BY THE QUALITY OF HOUSING, WHICH INCLUDES CHARACTERFUL PERIOD HOMES AND WELL PROPORTIONED PROPERTIES WITH GENEROUS GARDENS, OFTEN OFFERING A LEVEL OF SPACE THAT IS INCREASINGLY HARD TO FIND.

LONG MARTON SUITS THOSE WHO VALUE PRIVACY, LANDSCAPE AND A GENUINE VILLAGE ATMOSPHERE, WITHOUT WANTING TO FEEL CUT OFF. IT IS A PLACE WHERE LIFE FEELS BALANCED, ROOTED AND QUIETLY SPECIAL, MAKING IT AN ENDURINGLY DESIRABLE LOCATION FOR THOSE SEEKING A MORE CONSIDERED WAY OF LIVING.

YOUR GUIDE TO LOCAL AMENITIES

A Delicious Meal?

The New Crown Inn in the neighbouring village of Bolton is just a short drive away

The Closest Shops

The Spar and Co Op in Appleby is perfect for daily essentials or those delicious picky bits!

The Closest School?

Long Marton Primary School is just around the corner

A Refreshing Pint?

The Masons Arms is right on your doorstep and you are guaranteed a great pint and a warm welcome!

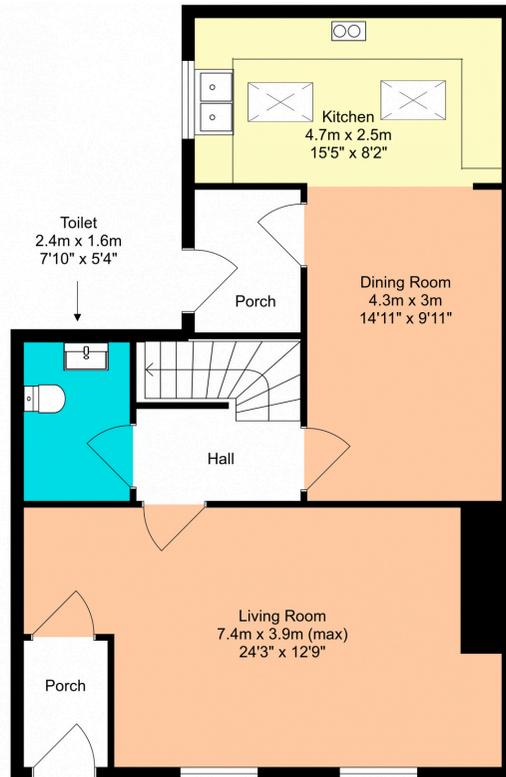
Somewhere Nice to Walk the Dog?

You can access many scenic walks right from your door. If it's with your four-legged friend or not!



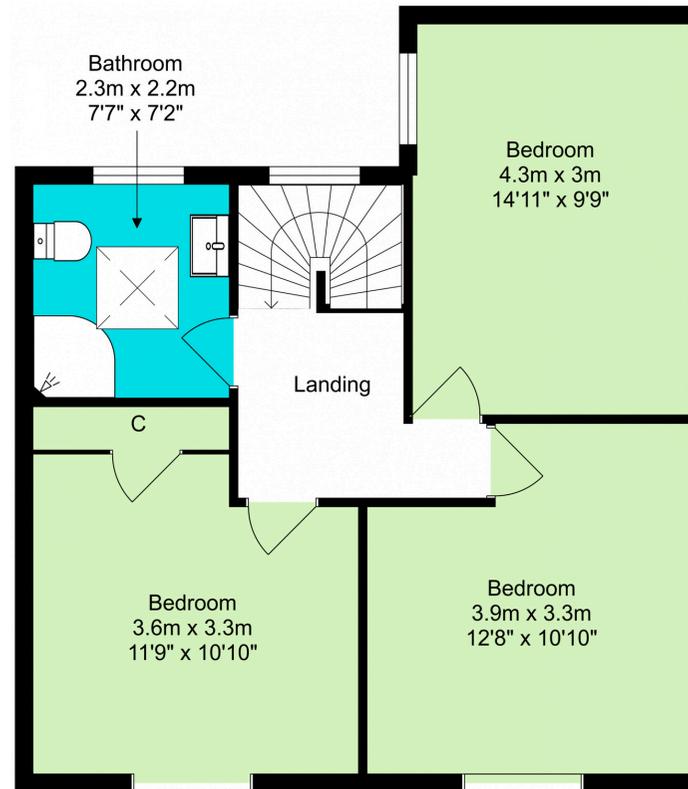
Total Floor Area: 1307 sq.ft (141.4 sq.m) approx.

Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



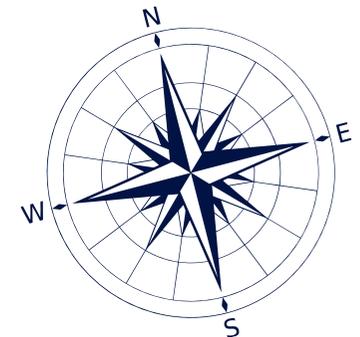
GROUND FLOOR

Gross Internal Floor Area: 121.4 sq m (1307 sq ft) approx
Ground Floor: 69.8 sq.m (752 sq.ft) approx
First Floor: 51.5 sq.m (555 sq.ft) approx



FIRST FLOOR


NICHOLSON & WOOLF



Contact our amazing team to arrange any viewings or market appraisals
Available 7 days a week and outside of business hours
Contact directly on 01768 204563 or 07951 748560