

# Cumbrian Properties

## Hawthorn House, Torpenhow



**Price Region £425,000**

**EPC-E**

Semi-detached barn conversion | Stunning views  
2 reception rooms | 4 double bedrooms | 2 bathrooms  
Large gardens & paddock | Integral garage/workshop

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## 2/ HAWTHORN HOUSE, TORPENHOW, WIGTON

This deceptively spacious, four double bedroom, two bathroom, two reception room, semi-detached barn conversion offers extensive gardens with paddock and absolutely stunning views across the countryside. Situated in the picturesque village of Torpenhow the property is double glazed and oil central heated and briefly comprises entrance hall, kitchen with solid wood wall and base units and integrated appliances, dining area with French doors to the rear garden and lounge with cosy log burning stove and stunning views across the gardens. To the first floor is the master bedroom which is an ample size to incorporate an en-suite and has stunning views across the countryside, three further double bedrooms, a four piece fully tiled bathroom and a three piece shower room. Externally there is an internal garage/workshop which also provides access from the front of the property to the paved garden providing off-road parking if required, a utility room and WC. The extensive gardens provide endless opportunities for orchards, allotments, horses or a small holding and incorporate lawns with pleasant seating areas, orchard with well-established fruit trees and vegetable garden, and a further paddock – all totalling 1.5 acres. Ideally located with excellent access to Cockermouth and Keswick in the Lake District and with the amenities of Wigton and Carlisle just a short drive away.

The accommodation with approximate measurements briefly comprises:

**UPVC front door into entrance hall.**

**ENTRANCE HALL** Door to dining kitchen, staircase to the first floor and radiator.

**KITCHEN AREA (13' max x 11' max)** Fitted kitchen incorporating a Rangemaster electric cooker with extractor hood above, stainless steel sink with mixer tap, integrated appliances including two fridge, freezer and dishwasher. Tiled splashbacks, under counter lighting, solid wood wall and base units, tiled flooring, double glazed window to the front and opening to the dining area.



KITCHEN AREA

**DINING AREA (14' x 12')** Understairs storage, radiator, tiled flooring, frosted glazed window, double glazed French doors to the rear garden and double doors to the lounge.

### 3/ HAWTHORN HOUSE, TORPENHOW, WIGTON



DINING AREA

**LOUNGE (18' x 15'9)** Double glazed patio doors to the rear garden with fantastic views over the countryside, two double glazed windows, frosted glazed window, multi fuel stove on a stone hearth, two radiators and coving to the ceiling.



LOUNGE

### **FIRST FLOOR**

**LANDING** Doors to all bedrooms, bathroom and shower room. Double glazed window, built-in airing cupboard and loft access.

**BEDROOM 1 (18' x 15'9)** Four double glazed windows with stunning views across the countryside, two radiators and plenty of space to incorporate an en-suite.



BEDROOM 1



4/ HAWTHORN HOUSE, TORPENHOW, WIGTON

**BEDROOM 2 (17' max x 11' max)** Double glazed window to the front and radiator.



BEDROOM 2



BATHROOM

**BATHROOM (8'6 max x 8'5 max)** Four piece suite comprising panelled bath, wash hand basin, WC and bidet. Double glazed Velux window, fully tiled walls and radiator.

**BEDROOM 3 (14' x 8')** Two double glazed windows with superb views and radiator.



BEDROOM 3

**BEDROOM 4 (14' x 7'9)** Double glazed window to the front and radiator.



BEDROOM 4

5/ HAWTHORN HOUSE, TORPENHOW, WIGTON

**SHOWER ROOM (5' x 5')** Three piece suite comprising corner shower cubicle, wash hand basin and WC. Fully tiled walls, frosted glazed window and radiator.



SHOWER ROOM

**OUTSIDE** To the rear of the property is access into the garage/workshop which also provides vehicle access to the front of the property to provide off-road parking at the rear, if required. To the rear of the property is a large paved garden which could be used for off-road parking with log store, external water supply and patio seating area with raised flower beds leading to a lawned garden with greenhouse, pergola, oil tank and a gravelled seating area enjoying stunning views across the countryside. A gate leads to an orchard with mature fruit trees and vegetable garden (with 9 large raised beds) and a further lawned area. There is also a paddock, all totalling 1.5 acres, ideal for equestrian use or sheep which could also be let to local farmers. The garden provides an excellent opportunity for those looking for rural living who may want to keep chickens or smallholding. To the front of the property there is parking available for three vehicles.

**GARAGE/WORKSHOP (18'7 x 9'9)** Power and light and access to the utility.

**UTILITY (13'3 x 7')** Plumbing for washing machine, space for tumble dryer, wall and base storage units, sink unit, double glazed window to the rear, Worcester oil boiler, wood effect flooring and door to the WC.

**WC** Wall units, wood effect flooring and fuse board.

**TENURE** We are informed the tenure is Freehold

**COUNCIL TAX** We are informed the property is in tax band E

**NOTE** These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cumbrian Properties has the authority to make or give any representation or warranty in relation to the property. All electrical appliances mentioned in these details have not been tested and therefore cannot be guaranteed to be in working order.



6/ HAWTHORN HOUSE, TORPENHOW, WIGTON



REAR GARDEN



VEGETABLE GARDEN

GARDEN & Paddock



REAR OF THE PROPERTY

VIEW

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		77
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	51	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

