

GARTHSIDE,
TORPENHOW,
WIGTON

Edwin
Thompson



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Garthside, Torpenhow,
WIGTON, Cumbria, CA7 1HT



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Brief Résumé

Exceptional four-bedroom detached house with double garage and room above, gardens and paddock. The property is situated in the village of Torpenhow a stone's throw from the Lake District National Park.

Description

Garthside sits in the heart of the village of Torpenhow which is popular for its picturesque scenery and charming countryside. A few miles from the Northernmost fells of the National Park there is easy access for walking, biking or climbing.

Garthside is a beautifully presented, traditional Cumbrian house with solid stone walls and sandstone lintels. The property dates to circa 1760 with modifications undertaken in the last 20 years by the previous and current owners. To the front of the property you approach from the pavement, there is a low stone wall with wrought iron railings that borders the house. A gate leads you up to the front door and the front garden is planted in a cottage style with mature shrubs and plants. Further along the bordering wall is a sliding wrought iron gate that gives access to a large parking area and access to the double garage, the back garden and the side entrance. As you enter through the front door you are welcomed into the Lounge that has polished wood flooring and a wonderful open fireplace with decorative wooden surround and tiled inlay. This room follows into a charming snug, again with polished wood flooring, sandstone windowsill and a further open fire with wood surround and a slate hearth. Venturing out of this room takes you to the rear hall and if you turn left, you enter a fabulous open plan kitchen, dining and family L shape room. This area is the heart of the house. The kitchen is contemporary but retains a cottage feel with Belfast sink, AGA and solid slate worktops. The kitchen opens out to a great family area where there is room for sofas and coffee table with patio doors out to the garden and a side door out to the garages and parking area. The family area flows into the dining area big enough for a large family dining table and chairs. Back to the inner hall and you have a wonderful stone staircase to the first floor, a neatly tucked away cloak room and a utility room that houses white goods, boots, coats and shoes.



The sandstone staircase has a traditional carpet runner, and, on the half, landing is a magnificent arched window that takes in the views of the garden and paddock beyond. The master bedroom is a great size, the current owners have the bed situated in the centre looking out to the garden and beyond. There are patio doors at the end of the room taking you out onto a small balcony. This room also has a very contemporary ensuite shower room. Bedroom two and three both look to the front of the house and are significant in size, both have feature fireplaces. Bedroom four looks to the back of the house and the garden. The last room on this floor is the bathroom that is beautifully designed with roll top freestanding bath, large shower unit and polished wood flooring.

To the outside, the rear garden is a fabulous space for entertaining with a large patio area with steps up to a lawned garden edged with mature hedging. Through an entrance in the hedging, you enter the paddock with large wooden shed and stable doors, orchard and allotment area with far reaching views. The double garage has two sets of wooden doors and a side access. There are external cast iron steps that take you to the top floor of the garage that has been converted to accommodate a large room with French style patio doors, this room could be used as a gym, office or potentially an income. The house has oil fired central heating and is fully double glazed.

Accommodation:

Entrance

Entrance to the front door is via a path that leads from the pavement to the front. Door to:

Lounge

Double glazed sliding sash windows to the front with sandstone sills. Solid wood flooring. Open fire with decorative wood surround and tiled inlay and hearth. Radiator. Door to inner hall. Door to:

Snug

Double glazed sliding sash window to front with sandstone sills. Slid wood flooring. Built in storage cupboards either side of the chimney breast. Open fire with wood and cast-iron surround, slate hearth and wooden mantle. Radiator.



Hallway

Stairs to first floor. Doors to WC & Utility Room. Door to:

L Shape Kitchen/Dining Room/Family Room

The heart of the house, this fabulous space is where you will spend most of your time. The kitchen has a wonderful range of wall and base units with solid slate work tops with Belfast sink and mixer taps. Oil fired AGA with top and bottom oven and two top plates set in the chimney breast with tile surround. Integrated dishwasher and fridge. Tiled floor. Feature exposed stone wall and double-glazed sliding sash window facing the front. The kitchen enters the family sitting area. The tile flooring flows through the whole of this room. A side door takes you to the garage and parking area and patio doors lead on to the patio and garden. The sitting area flows into the dining area that has a double-glazed window facing the garden and can accommodate a large dining table and chairs. The current vendors also have an upright fridge and freezer in this space. Radiator.

Cloakroom

WC. Wash hand basin.

Utility Room

Double glazed window to rear garden. Oil fired floor mounted combination boiler. Range of base units with work tops. Sink with taps. Space for washing machine, tumble dryer and free-standing fridge/freezer. Tile floor. Radiator.

Stairs to First Floor

Landing

Large arch window on the half landing looking to the rear. Access to all bedrooms and bathroom.

Master Bedroom

Large double bedroom. Patio doors open onto a balcony that takes in the rear garden and the expansive far-reaching views. Feature exposed stone wall. Radiator. Door to:

Ensuite

Double glazed sliding sash window to front. Large walk-in shower. WC. Wash hand basin. Two ladder style radiators. Wall light above mirror.



Bedroom Two

Large double bedroom. Double glazed sliding sash window to front. Wooden window seat. Fabulous feature fireplace with sandstone lintels, cast iron surround and slate hearth. Radiator.

Bedroom Three

Double bedroom. Double glazed sliding sash window to front. Wooden window seat. Feature fireplace with tile inlay and cast-iron casing. Radiator.

Bedroom Four

Good size single bedroom. Double glazed sliding sash window to rear garden. Radiator.

Bathroom

Roll top bath with shower head and taps. Large walk-in shower. WC. Wash hand basin. Ladder style towel rail. Radiator. Double glazed window to rear with deep windowsill. Wood flooring. Recess lighting.

Outside

To the front the property is encased by a low stone wall with metal railings. There is a small front garden with mature shrubs and plants either side of the gravelled pathway leading to the front door. A sliding gate opens to a large tarmac area for parking and access to the double garage. To the rear is a great sized patio area with stone steps leading to the garden that is laid to lawn with mature hedging. To the left of the garden is a greenhouse and a gate that takes you into the paddock beyond. The paddock has a large shed with stable doors, an allotment and small orchard. The views from here are stunning.

Double Garage

Two double wooden doors for vehicle access. Pedestrian access to side. Light and power

First Floor Annexe/Granny Flat

External Cast Iron steps to French style double doors. The current owners use this space as a gym and home office. There are two Velux windows and a slim side window. Wash hand basin and WC.



Mobile phone and Broadband services

		CA7 1HT	Mobile Signal			
			Voice	3G	4G	5G
Three	Indoor		✓	✗	✓	✗
	Outdoor		✓	✓	✓	✗
Vodafone	Indoor		✓	✗	✗	✗
	Outdoor		✓	✓	✓	✗
O2	Indoor		✓	✓	✓	✗
	Outdoor		✓	✓	✓	✗
EE	Indoor		✓	✗	✗	✗
	Outdoor		✓	✓	✓	✗

✓ Good Coverage ⚠ You may experience problems ✗ No coverage
5G ✗ Not yet available in this area

*Information provided by the signalchecker.co.uk website

Services

All mains services are connected. Oil fired boiler located in the Utility Room. Oil tank is in the garden by the greenhouse.

Tenure

Freehold

Agent's Note

Mobile phone and broadband results not tested by Edwin Thompson Property Services Limited.



CA7 1HT	Broadband
FTTH/FTTP	✗
Ultrafast Broadband (>=100 Mbps)	✗
Superfast Broadband (>24 Mbps)	✓
Fibre (FTTC or FTTH or Cable or G.Fast)	✓
Wireless	✓
LLU	✗
ADSL2+	✓
ADSL	✓

↓ Download: 34.6 Mbps

↑ Upload: 4.6 Mbps

*Information provided by the thinkbroadband.com website.

Council Tax

The vendor has advised us the property is within The Cumberland Council and is council tax band D. 2024/2025 is currently £2285.97 per annum.

Offers

All offers should be made to the Agents, Edwin Thompson Property Services Limited.

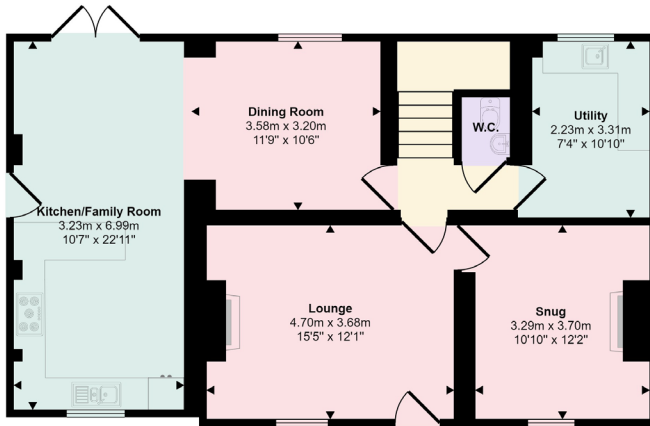
Viewing

Strictly by appointment through the Agents, Edwin Thompson Property Services Limited.

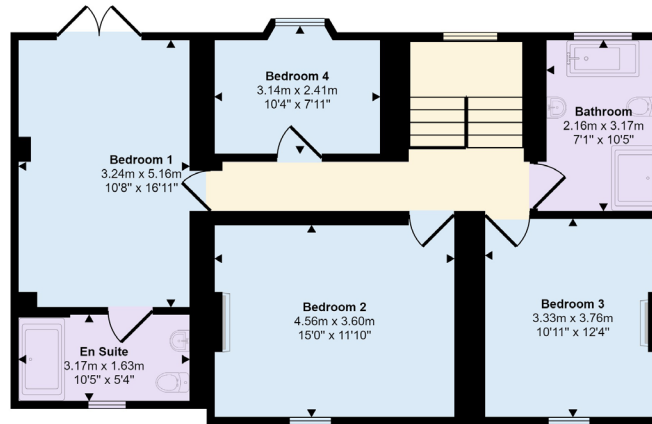
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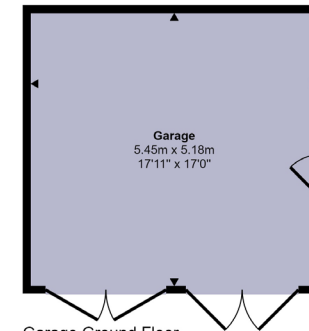
Approx Gross Internal Area
228 sq m / 2454 sq ft



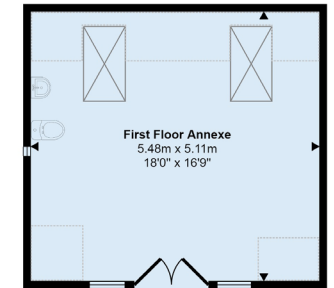
Ground Floor
Approx 86 sq m / 925 sq ft



First Floor
Approx 86 sq m / 924 sq ft



Garage Ground Floor
Approx 28 sq m / 304 sq ft



Garage First Floor
Approx 28 sq m / 301 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

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