

**NOOK VIEW,
HESKET NEWMARKET,
WIGTON**

**Edwin
Thompson**



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Nook View, Hesketh Newmarket,
WIGTON, Cumbria, CA7 8JB



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Brief Résumé

A fabulous opportunity to purchase this spacious three-bedroom detached bungalow located near the village of Hesketh Newmarket in The Lake District National Park. Nestled in the beautiful countryside with magnificent gardens and benefitting from large steel frame workshop, small annexe, and stunning countryside views.

Description

If you like peace and tranquillity, this is the property for you. Nook View is a detached bungalow situated a mile from Hesketh Newmarket village. The property is accessed via a private Linn and is set in wonderful grounds with beautiful views of the surrounding countryside. The village of Hesketh Newmarket has a pub and shop/post office. The village of Caldbeck is only five miles away and has a wider variety of amenities including Primary school, shop, church, village hall, pub, café's/restaurant, doctors, and petrol station. The property is well connected with Penrith being 12 miles and Wigton 10 miles.

As you approach the property, wrought iron gates greet you at the bottom of the driveway. Continue up the drive where manicured lawns adorn one side. The front door is located through a decorative stone archway on to the front porch where a part glazed door gives access to the entrance hallway. The sitting room is dual aspect and lets in an abundance of natural light whilst looking to the front gardens and views beyond. Further along the entrance hall is the open plan kitchen/dinner/family room. The kitchen has a full range

of wall, drawer, and base units with integrated appliances and plenty of room for a dining table, this space blends to a further dining area/family room and is a great place to entertain. From here, double patio door enters the garden room, wow, this room has everything with freestanding log stove in the corner, patio doors out to the sandstone paved terrace and windows all round to enjoy the views. There is a useful utility room just off the kitchen that houses the floor mounted oil boiler.

Returning to the entrance hall, bedroom one is a double with lovely views of the rear garden. Bedroom two is also a double, with a picture window looking to the front lawn. Bedroom three is currently used as a study but is a large single. The bathroom is newly installed and has bath with shower above. The current vendor converted the garage to create a small annexe comprising of shower room/utility and a hobby room. To the outside at the top of the garden is a large steel frame workshop with a further workshop to the side. To the other side is a lean too that comprises 4 dog kennels and a potting shed. This area has access through a gate back onto the linn. To the side of the workshop in the main garden is a good size green house and a summer house that is used as a study. The gardens are magnificent with a small orchard, various area of planting, a pond and beautifully kept mature hedging blended with rose bushes to create the boundary for the property.

[What3words///brimmed.uproot.slightly](#)

Accommodation:

Entrance

Front door located from the path leading from the driveway entering on to a covered porch. Front door with glazing to both sides enters:

Entrance Hallway

Access to all rooms. Radiator. Door to storage cupboard. Door to airing cupboard housing hot water cylinder. Loft access.

Sitting Room

Spacious room with dual aspect picture windows looking to the front and side garden. This room is light and bright with natural light flooding in. Open fireplace with slate surround and hearth. Radiator.

Kitchen/Diner/Family Room

A great space to entertain. The kitchen has a full range of wall, drawer and base units with contrasting work tops. One and a half bowl sink and drainer. Picture window to side garden. Integrated electric oven, hob and extractor above. Integrated fridge and freezer. Wood effect flooring throughout. Radiator. Room for a dining table and chairs. Door to Hallway. Door to utility. Opens to a further dining area or family room, this space can be used in many ways. Double door to:

Garden Room

This is the room where you can while away the hours, a fabulous space to sit with a wonderful outlook to the whole garden. Freestanding woodburning stove to the corner and double patio doors out to a sandstone paved patio area. Modern electric fire to wall.



Utility Room

Access from the kitchen. Floor mounted Grant oil fired boiler. Base units with single bowl sink and drainer. Space for dishwasher. Door to storage cupboard. Window to rear. Door to rear garden.

Bedroom One

Double bedroom. Large picture window looking to the rear aspect. Wall of fitted wardrobes with sliding doors. Radiator.

Bedroom Two

Double bedroom. Large picture window looking to the front aspect. Radiator.

Bedroom Three/Study

Currently used as a study. Good size single bedroom. Window to front aspect. Radiator.

Bathroom

Bath with Mira electric shower above. WC. Wash hand basin. Window to rear aspect. Fully tiled to walls and floor. Radiator.

Annexe

Shower Room/Utility Room

Access from the rear. WC. Wash hand basin. Shower cubicle with Mira electric shower. Fully tiled to floor. Tiled to walls. Plumbing for washing machine and tumble dryer. Storage cupboards. Door to:

Reception/Hobby Room

Large picture window to front aspect. Modern, slimline thermostatic heater to wall.



Outside

To the front of the property the drive winds up to the left of the property with a garden laid to lawn to the front of the property. A pathway gives access all round the house. To the rear, the garden is south facing and beautifully designed with different areas of planting. There is a small orchard that gives way to a lawned garden that blends to another fruit tree area, a rockery and pond can be found as you wander down and meet the beautifully lawned garden to the front. The garden is bordered and separated by mature hedging thus creating a very private, peaceful space to enjoy. There are an array of mature trees, shrubs and bushes within the garden space. At the top of the garden to the right a five-bar wooded gate enters:

Courtyard

Space to park cars. Access to steel frame workshop through large double doors. Five bar wooden gate out on to the lane.

Steel Frame Barn/Workshop

This space is divided into two areas. the largest is a great space and could be used for many different purposes. Next to it with a separate access is a smaller workshop. Both spaces have light and power and are fully insulated. To the other end of the structure are four dog kennels and a lean too potting shed.

Summer House

Wooden in structure. Veranda to the front. Used as a home office. Light and power.



Services

Mains electricity & water. Water is shared with the farm but metered separately. Private drainage to septic tank. Oil tank to rear garden. Floor mounted oil boiler in the utility room. Water tank housed in the airing cupboard.

Tenure

Freehold

Agent's Note

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

Council Tax

The vendor has advised us the property is within The Westmorland & Furness council and the property is council tax band D. 2025/2026 is £2357.36 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.

REF: K3738416



Mobile phone and Broadband services

CA7 8JB 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

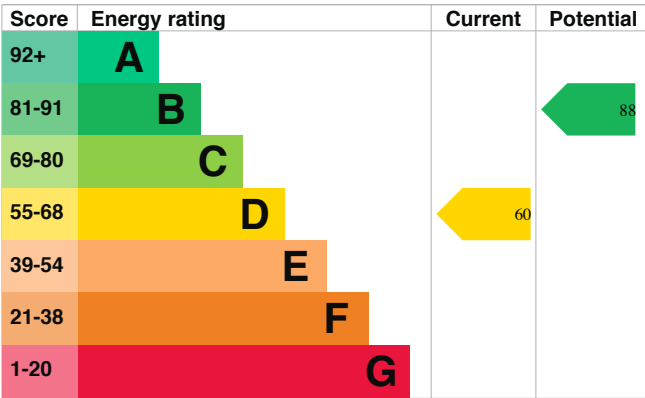
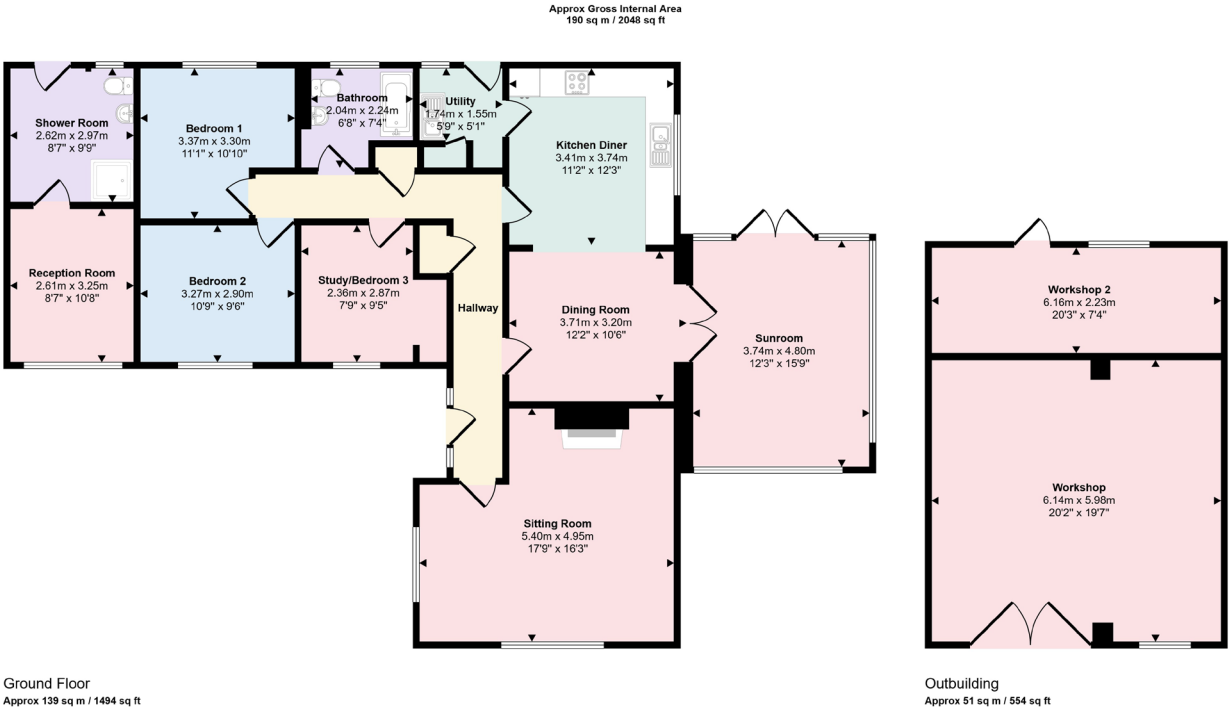
CA7 8JB Broadband	
FTTH/FTTP	Fibre options are available
Ultrafast Broadband (>=100 Mbps)	✗
Superfast Broadband (>24 Mbps)	✗
Fibre (FTTC or FTTH or Cable or G.Fast)	May not be as fast as ADSL+
Wireless	✓
LLU	✗
ADSL2+	May be slow
ADSL	May be slow

Average in CA7 8JB in the last 12 months:

⬇ Download: 34.2 Mbps

⬆ Upload: 4.1 Mbps

*Information provided by the thinkbroadband.com website.



28 St John's Street,
Keswick,
Cumbria
CA12 5AF

T: 017687 72988
F: 017687 71949
E: keswick@edwin-thompson.co.uk
W: edwinthompson.co.uk

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