

# Cumbrian Properties

## Chapel House, Oulton, Wigton



**Price Region £400,000**

**EPC-**

Grade II listed detached property | Fantastic views  
2 reception rooms | 4 bedrooms | 2 bathrooms  
Gardens, paddock, drive & garage | Rural location

01228 599940  
2 Lonsdale Street, Carlisle CA1 1DB

[www.cumbrian-properties.co.uk](http://www.cumbrian-properties.co.uk)  
[properties@cumbrian-properties.co.uk](mailto:properties@cumbrian-properties.co.uk)



## 2/ CHAPEL HOUSE, OULTON, WIGTON

A truly unique, Grade II listed, four bedroom, two reception room, two bathroom, detached farmhouse. This characterful property retains many original features including fireplace and sash windows and is set in beautiful well established lawned gardens. The south facing garden offers fantastic views across the countryside and there is ample parking for several vehicles, a single garage and a three quarters of an acre paddock. Situated just a ten minute drive into the market town of Wigton, this semi-rural property briefly comprises vestibule, lounge with a stunning fireplace housing a cosy log burning stove, snug, a light and airy dining kitchen with Rangemaster style cooker and French doors leading to the rear garden, separate utility room and ground floor bathroom. The first floor has a quirky layout with corridors and steps up to different levels. The master bedroom has fitted wardrobes, sash windows and three piece en-suite shower room. The second double bedroom has a ladder leading to a cosy mezzanine level, there are two single bedrooms, first floor cloakroom and a walk-in wardrobe. Externally, to the front of the property is a gravelled driveway providing off-street parking for several vehicles and a single garage. The property has well-maintained front, side and rear lawned gardens with well-established trees and plants, patio seating areas and a paddock. This property would make an ideal family home and is in the catchment area for the popular Nelson Thomlinson schools with Kirkbride Primary School just a short drive away.

The accommodation with approximate measurements briefly comprises:

**Arched front door leading into vestibule.**

**VESTIBULE** Wood effect flooring, panelled ceiling and cottage door into the lounge.

**LOUNGE (18'4 max x 14'6 max)** Brick fireplace housing a multi fuel stove on a stone hearth with stone surround, two sash windows to the front, beamed ceiling and radiator. Doors to kitchen, snug and inner hall.



LOUNGE

**KITCHEN (21'7 max x 9'8 max)** Fitted kitchen incorporating a Rangemaster style cooker with eight ring gas hob, wooden worksurfaces, Belfast sink with mixer tap, space for American style fridge freezer, integrated dishwasher, radiator, beamed ceiling with spotlights, tiled flooring and cupboard housing the Worcester boiler. Two double glazed Velux windows, double glazed French doors to the rear garden, window to the front and double glazed window overlooking the rear garden.

3/ CHAPEL HOUSE, OULTON, WIGTON



DINING KITCHEN

**SNUG (14'5 x 7'4)** Sash window to the front, radiator and stove effect electric fire.

**REAR HALL** Doors to bathroom and utility, understairs storage cupboard, staircase to the first floor, feature stone window and tiled flooring.



SNUG



REAR HALL

**UTILITY** Plumbing for washing machine, space for tumble dryer, double glazed window, built-in storage cupboard, panelled ceiling, radiator, tiled flooring and door to the side.

**BATHROOM (7'9 x 7'6)** Three piece suite comprising shower above panelled bath, WC and wash hand basin. Part tiled walls, double glazed frosted window, tiled flooring, heated towel rail and built-in storage cupboard.



4/ CHAPEL HOUSE, OULTON, WIGTON



BATHROOM

**FIRST FLOOR**

**LANDING** Beamed ceiling, study area, walk-in wardrobe, radiator, double glazed window, doors to bedrooms and cloakroom.



LANDING

**BEDROOM 1 (14'5 max x 11' max)** Two sash windows to the front, beamed ceiling, fitted wardrobes, radiator and door to en-suite shower room.



BEDROOM 1

**EN-SUITE SHOWER ROOM (6'5 x 5')** Three piece suite comprising corner shower cubicle with waterfall shower head, WC and wash hand basin. Beamed ceiling, heated towel rail and tile effect flooring.

5/ CHAPEL HOUSE, OULTON, WIGTON



EN-SUITE SHOWER ROOM

**BEDROOM 2 (14'6 x 7'5)** Sash window to the front, beamed ceiling, radiator and ladder leading to the mezzanine level.



BEDROOM 2

**BEDROOM 3 (11' x 6')** Sash window to the front, beamed ceiling and radiator.



BEDROOM 3

**BEDROOM 4 (8' x 7')** Double glazed window to the rear, beamed ceiling and radiator.

**CLOAKROOM** Two piece suite comprising wash hand basin and WC. Double glazed window, beamed ceiling, heated towel rail and tiled flooring.



6/ CHAPEL HOUSE, OULTON, WIGTON



BEDROOM 4



CLOAKROOM

**OUTSIDE** To the front of the property is a gravelled driveway providing off-street parking for several vehicles along with a single garage and paved front garden with raised beds and gated access to the side and rear of the property where there is a lawned garden incorporating floral borders housing mature trees and plants, fish pond, log store, paved patio enjoying fantastic views over the countryside, external water supply and electrical sockets, and a paddock.



GARDENS



FRONT EXTERNAL



PADDOCK

7/ CHAPEL HOUSE, OULTON, WIGTON

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

**COUNCIL TAX** We are informed the property is Tax Band C.

**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.

EPC TO FOLLOW



reasons to sell with us...

more than

**455**

properties listed in our  
Carlisle office

more than

**390**

properties sold from  
our Carlisle office

we sold

**255**

more properties than  
our closest competitor

we have over

**500**

Google reviews with a  
4.9/5 Google Rating

\*UK Rightmove, Market Share Information  
from 31/01/2023 - 31/01/2024, CA1 to CA8

Celebrating over 30 years  
on your high street

[www.cumbrian-properties.co.uk](http://www.cumbrian-properties.co.uk)

