

PFK

Wren Croft, Studholme, Kirkbride, Wigton, Cumbria CA7 5ER

Guide Price: £360,000





LOCATION

Studholme is a rural farming hamlet located 10 miles to the west of Carlisle, 2.5 miles from the well served village of Kirkbride, with its primary school, doctors surgery and local shop and post office and just 6.5 miles to the thriving market town of Wigton.

You will find nature reserves, the Solway Coast and it's AONB surrounding you and an easy hop skip and a jump to The Lake District National Park and the Scottish Borders, so whether you like to cycle, bird watch, walk the dog for miles, or enjoy a stunning sunset on a deserted beach, explore historic sites like Hadrian's Wall or just enjoy the peace and tranquility of the rural good life then this location should tick your boxes.

PROPERTY DESCRIPTION

Packed to the rafters with character this unique detached barn conversion in a rural hamlet offers potential reinstate a previously successfully run cattery business, or simply serve as a tranquil home in a serene location.

Wren Croft offers a lifestyle that dreams are made of, in a rural yet accessible location this stunning home has a flexible layout that can offer bungalow living with guest accommodation to the first floor, or full on family living with additional playroom or homeworking study space to the first floor. The kitchen is a real showstopper, with vaulted ceiling multifuel stove, open to the mezzanine level social gatherings will revolve around this heart of the home. The living room again offers a wow factor with vaulted ceiling and feature sandstone fireplace and stove. Three double bedrooms, a flexible dining room and utility space and an abundance of cottage style charm, you will bound to be able to imagine yourself here the moment you arrive.

Externally you have even more options and potential, plenty of storage and a large private garden, the best way to understand the endless possibilities on offer here are surely to come and see for yourself.

ACCOMMODATION

Entrance

From the driveway the natural entrance is via a covered external porch with a wooden split stable door leading into the kitchen dining room.

Kitchen Dining Room

5.95m x 3.45m (19' 6" x 11' 4")
A characterful room with vaulted ceiling, exposed beams, open balustrades to mezzanine area, multi-fuel stove, dual aspect windows to the side and rear elevations. A range of wall and base units, matching breakfast bar, complementary work surfaces incorporating a 1.5 ceramic bowl sink and drainer unit. Freestanding range style cooker, space for dining table and chairs, walkway to the main hallway.

Main Hallway

With PVCu front door, wood flooring, stairs to the first floor, recessed storage area, radiator, access to inner hallway and doors off to;

Dining Room

4.45m x 2.75m (14' 7" x 9' 0")
A flexible space with window to the rear elevation, a range of built in storage cupboards, a newly installed Worcester oil fired floor-mounted boiler, plus space and plumbing for washing machine and space for tumble dryer.

Living Room

5.61m x 4.28m (18' 5" x 14' 1")
A beautiful, triple aspect room with vaulted ceiling, exposed beams, wall-mounted lights, exposed stone chimney breast incorporating recessed multi fuel stove set on a sandstone hearth, two radiators, wood flooring.

Bathroom

3.28m x 2.52m (10' 9" x 8' 3")
With tongue and groove wood panelling to dado level and fitted with a four piece suite comprising bath, walk-in shower cubicle, pedestal wash-hand basin and W.C. Window to the rear elevation, tiled splashbacks, radiator, extractor fan and wood effect tiled flooring.

Inner Hallway

With multiple built in storage cupboards and doors leading off to;

W.C.

1.43m x 0.90m (4' 8" x 2' 11")
With wash-hand basin, W.C., extractor fan and wood effect laminate flooring.

Bedroom 1

3.91m x 2.94m (12' 10" x 9' 8")
Double bedroom with window to the front elevation and radiator.

Bedroom 2

3.79m x 2.97m (12' 5" x 9' 9")
Double bedroom with large, built-in storage cupboard, window to the rear elevation and radiator.

FIRST FLOOR

Landing Area/Study/Playroom

4.07m x 2.95m (13' 4" x 9' 8")

Currently utilised as a playroom with Velux window the rear aspect, radiator and double doors leading into the galleried mezzanine.

Galleried Mezzanine

3.50m x 2.95m (11' 6" x 9' 8")

Overlooking the kitchen dining room with open balustrade and handrail and Velux window to the rear aspect.

Bedroom 3

3.75m x 2.95m (12' 4" x 9' 8")

Double bedroom with vaulted ceiling (some restricted head room), Velux window to the rear aspect, radiator and access to eaves storage on both sides.

EXTERNALLY

Driveway, Parking and Gardens

The property has vehicular gated access to the front and a large gravelled area providing ample off-road parking.

The gardens are well maintained and encompass the property incorporating large lawned areas, well stocked mature, mostly raised flower beds, multiple gravelled and shillied paths providing various seating options.

To the rear there is an area with a good sized dog run and kennel, space for the LPG bottles providing the gas to the kitchen hob.

There are two garden sheds, and an external water tap.

Two large outbuildings, previously run as a successful cattery business, currently being utilised as storage.

Outbuilding 1

4.43m x 2.23m (14' 6" x 7' 4")

With double glazed door into what has served an office / reception / check in area, double glazed window to the side elevation, with power, and light, cushion flooring and door leading into the area formerly used as a cattery. The front area is open but fully enclosed with chicken wire and segregated space off which was used as an exercise area for the cats. Former separate boarding / bedding areas.

Outbuilding 2

6.56m x 4.29m (21' 6" x 14' 1")

Similar set up to outbuilding 1, containing five individual cattery areas each measuring 1.25 x 1.21 (4' 1" x 4' 0") with power and light.

ADDITIONAL INFORMATION

Septic Tank

This property has a septic tank that was installed in 2021 and we understand that it fully complies with current standards and rules introduced on 1st January 2020.

Tenure & EPC

Tenure - Freehold
EPC - E

Referrals and Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Pollard & Scott/Independent Mortgage Advisors - arrangement of mortgage & other products/insurances - average referral fee earned in 2023 was £222.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

SALE DETAILS

SERVICES

Mains electricity and water. Septic tank drainage; oil fired central heating; timber double glazing installed throughout; telephone & broadband connections installed subject to BT regulations. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band D

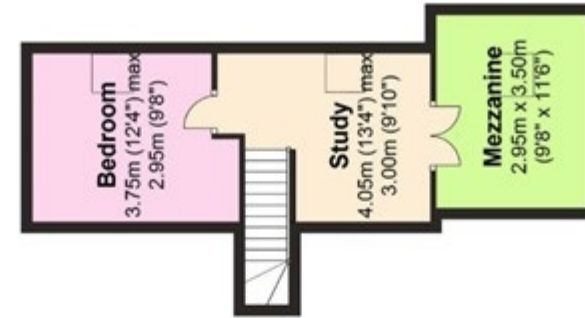
Viewing: Through our Carlisle office, 01228 558 666.

Directions: Wren Croft can be located with the postcode CA7 5ER, or alternatively by using What3Words: ///blink.bits.skillet





First Floor



Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	