

# Cumbrian Properties

## Horn House Farm, Abbeytown



**Price Region £470,000**

**EPC-G**

Smallholding with caravan/camping site | Village location  
4 reception rooms | 3 bedrooms | 2 bathrooms  
Field & paddock | Barn/outbuildings | Open field views

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/ HORN HOUSE FARM, ABBEYTOWN, WIGTON

A superb opportunity to purchase a smallholding including a three bedroom, detached property set within its own grounds with breath taking views. The property includes a field, paddock, barn/outbuildings and separate caravan/camping site with electric hook ups and washing facilities, all occupying approximately 3 acres. The accommodation briefly comprises of an L shaped dining kitchen, lounge, sitting room/dining room, 30' conservatory, inner hallway, bathroom, vaulted ceiling lounge with stone staircase to the first floor, bedroom 2, inner hall and shower room. To the first floor there are two further bedrooms with en-suite cloakrooms and a further room currently used as an office/store room.

The double glazed and central heated accommodation with approximate measurements briefly comprises:

**UPVC double glazed door into L shaped dining kitchen.**

### **L SHAPED DINING KITCHEN**

**KITCHEN AREA 1 (13' x 11')** Fitted kitchen units incorporating plumbing for washing machine. Electric radiator, double glazed windows to the front and ample room for table and chairs. Opens to kitchen area 2.

**KITCHEN AREA 2 (18'5 x 5')** Fitted kitchen incorporating electric double oven with electric hob and extractor hood above, electric storage heater, two double glazed windows to the front and doors to lounge.



L SHAPED DINING KITCHEN

**LOUNGE (15'6 x 12'9 to widest point)** Tiled hearth with wooden mantle and surround, original ceiling beams and window to the conservatory. Doors to kitchen, sitting room, inner hallway and staircase to the first floor bedroom 1.



LOUNGE

**SITTING ROOM / DINING ROOM (13' x 11'8)** Understairs storage area, electric storage heater and double doors to the conservatory.

3/ HORN HOUSE FARM, ABBEYTOWN, WIGTON

**CONSERVATORY (30' x 12'4)** Benefiting from superb open countryside views and comprises of a tiled floor, two electric panel heaters, radiator and doors to both sides.



SITTING ROOM/DINING ROOM



CONSERVATORY

**INNER HALLWAY** Electric storage heater, storage cupboard, electricity meter cupboard and staircase to the upstairs office/storage room. Doors to lounge, sitting room and bathroom. The property is laid out over two directions – to the left hand side is the older part of the property which dates back to the early 1800's and to the right is the newly renovated part.

**BATHROOM** Four piece suite comprising low level WC, vanity unit wash hand basin, corner bath and shower cubicle with electric shower. Double glazed window to the rear.



BATHROOM

**VAULTED CEILING LOUNGE/FAMILY ROOM (17'3 x 14'4)** Inglenook fireplace housing a wood burning stove, electric radiator and built-in storage cupboard. Door to the rear, double doors to the front, doorway to ground floor bedroom 2 and stone staircase to the first floor bedroom 3 and Minstrel Gallery.



VAULTED CEILING LOUNGE



GF BEDROOM 2



4/ HORN HOUSE, ABBEYTOWN, WIGTON

**GROUND FLOOR BEDROOM 2 (12' x 11')** Radiator, electric heater, double glazed window to the rear and doors to inner hall and shower room.

**INNER HALL** Double doors to the front, radiator and door to shower room.

**SHOWER ROOM** Low level WC, pedestal wash hand basin and shower cubicle with electric shower.

**FIRST FLOOR**

**LANDING** Doors to bedrooms and Minstrel Gallery.

**BEDROOM 1 (18'6 x 12'9)** Original fireplace, radiator, electric storage heater, windows to the rear and door to en-suite cloakroom.

**EN-SUITE CLOAKROOM (13'3 x 9')** Original fireplace with tiled hearth, low level WC, pedestal wash hand basin, towel rail, radiator and window to the rear.



BEDROOM 1



EN-SUITE CLOAKROOM

**BEDROOM 3 (12' x 11' to widest point)** Radiator, electric heater, window to the front, Juliette balcony to the side and door to en-suite cloakroom.

**EN-SUITE CLOAKROOM** WC and wash hand basin.



BEDROOM 3

**OFFICE/STORAGE ROOM (13'4 x 11'6)** Two built-in storage cupboards, water tank, radiator and window to the rear. This room could easily be developed to create a fourth bedroom, if required.

5/ HORN HOUSE FARM, ABBEYTOWN, WIGTON

**OUTSIDE** Horn House Farm occupies approximately a three acre site and is approached via a single track drive leading to ample parking, spacious barn with roller door, mezzanine floor and pedestrian access door, area for a greenhouse, small paddock and a large field with outbuildings. The property also benefits from a previously successfully run site for seven caravans with electric hook-up, male/female and disabled washing facilities, shed and everything that you would need for a caravan/camping site.



FRONT YARD



EXTERNAL



BARN



FIELD





6/ HORN HOUSE FARM, ABBEYTOWN, WIGTON



FIELD



PADDOCK



CARAVAN/CAMPING SITE



CARAVAN SITE WASHING FACILITIES

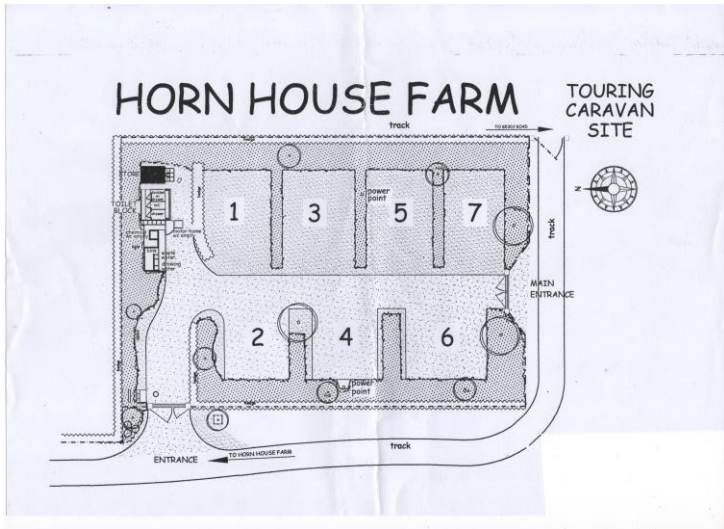


**TENURE** We are informed the tenure is Freehold.

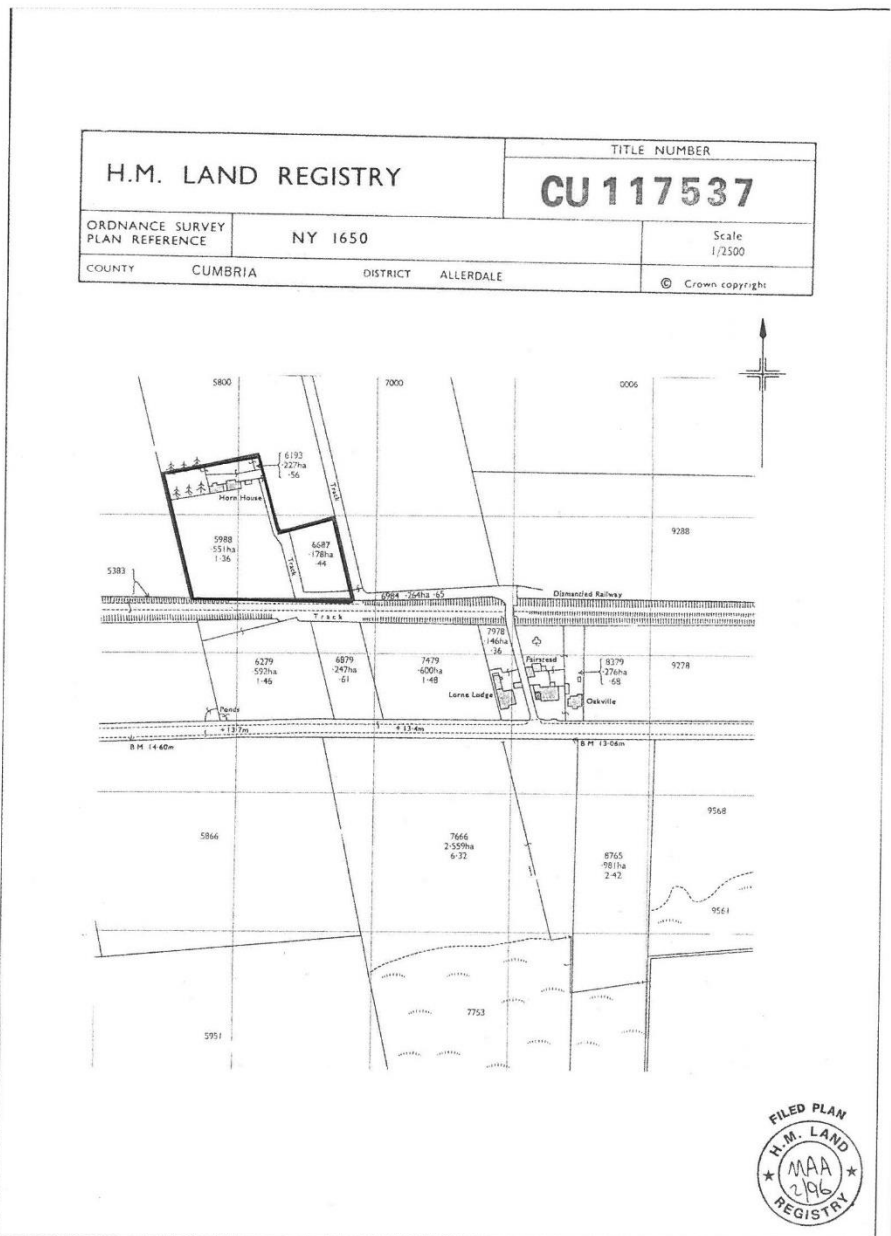
**COUNCIL TAX** We are informed the property is Tax Band C.

**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.

7/ HORN HOUSE FARM, ABBEYTOWN, WIGTON

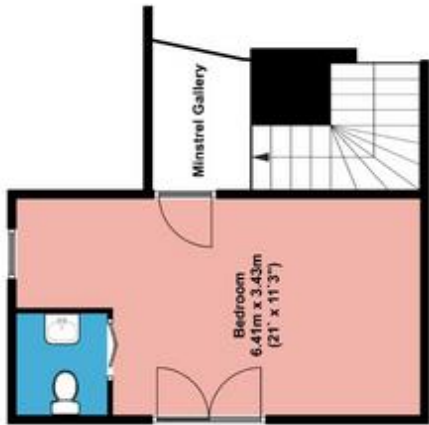


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		92
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>	17	
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



This official copy is incomplete without the preceding notes page.





First Floor



Ground Floor