

# PKK

Heggle House & The Bothy, Hesket Newmarket CA7 8HX

Price Guide: £650,000





## LOCATION

Heggle House and The Bothy are located in an elevated, rural position approx. 3 miles from Heskett Newmarket and 4 miles from Caldbeck. Both villages are situated just inside the northern edge of the Lake District National Park, nestling in the Caldbeck fells. There is an active community in both villages, both offer a village shop and pub and there is also a primary school and doctor's surgery in Caldbeck. This property really does enjoy an idyllic setting - whether it be hiking, bird watching or horse riding that you enjoy, you will never be bored in such a special place.

## PROPERTY DESCRIPTION

If you are looking for a character property, with versatility and comfort, yet with modern facilities, then take a look at this wonderful home. Nestled on the northern fringes of the Lake District National Park and surrounded by rolling countryside, this charming property has undergone extensive renovation to create the delightful residence that it is today. Dating from the 1700's, Heggle House also comes with the additional benefit of wonderful ancillary accommodation in the form of an adjoining Bothy.

Heggle House enjoys a fine setting within the Caldew Valley. It stands below the imposing Carrock Fell with the remaining Caldbeck Fells just across the valley. It occupies an idyllic position, enjoying the grandeur of Lakeland yet peacefully located well off the 'beaten track'.

Accommodation within the main house briefly comprises: beautiful, open plan, space incorporating living area with fireplace housing multi-fuel stove, dining area complete with focal inglenook fireplace, and modern, well-equipped, kitchen, enjoying views over the fields. A useful under stairs cupboard and utility room with WC complete the ground floor. First floor accommodation provides three double bedrooms, one of which is en suite, and a 'jack and jill' family bathroom.

The Bothy, which although cannot be separated from the main dwelling, provides excellent supplementary accommodation, which can be accessed independently via its own entrance or by an adjoining door from within Heggle House. This charming annexe offers beautiful entrance, complete with exposed stonework, family bathroom and open plan living/dining room and kitchen with patio doors leading to a private garden. To the first floor is a double bedroom.

Externally both properties enjoy sizeable, well-established gardens with open views and there is a small adjoining paddock - which has the benefit of roadside access. The courtyard to the front of the dwellings provides ample parking and access to an excellent outbuilding adjoining The Bothy.

Make contact, arrange a visit and delight in the beauty of Heggle House as this type of property rarely comes to the market. It offers a unique opportunity to acquire a fabulous home in a quiet and un-spoilt corner of the Lake District or, as in recent years, equally suitable for use as a holiday let investment.

## ACCOMMODATION

### Entrance Vestibule

Accessed via wooden, stable style door with glazed upper panel. Stone set seat with storage beneath. Cloaks area, radiator, tiled flooring and part glazed, wooden door to: -

### Open Plan Living/Dining/Kitchen Area

A slate, tiled floor runs throughout this entire space.

Living Area 3.4m x 4.4m (11' 2" x 14' 5")

A welcoming and cosy, yet spacious living area with front aspect window allowing light to stream in. Beamed ceiling, radiator and feature sandstone fireplace with wooden lintel and stone hearth housing wood burning stove.

Dining Area 4.4m x 4.4m (14' 5" x 14' 5")

With beamed ceiling and window to front aspect. This spacious area can accommodate ample dining furniture and has a wonderful, brick inglenook fireplace with sandstone surround as a focal feature. Door to inner hallway and The Bothy accommodation.

Kitchen 2.7m x 3.6m (8' 10" x 11' 10") A well equipped, modern kitchen with range of wall and base units providing excellent storage solutions, complementary work surfaces, tiled splash backs and stainless steel 1.5-bowl sink/drainers unit with mixer tap. Window to rear aspect with stunning views, recessed spotlights, ample power points and integrated appliances which include electric hob, eye level oven, dishwasher and fridge freezer.

### Rear Hallway

With stairs to first floor accommodation, access to under stair storage cupboard, radiator, consumer units and tiled floor. Part glazed door giving access to the side of the property and further door to: -

### Utility/WC

1.8m x 2.2m (5' 11" x 7' 3") With twin windows to rear aspect, WC, Belfast sink, work surface, extractor fan and space/plumbing for washing machine. The boiler and water cylinder are also situated in this room.

## FIRST FLOOR

### Half Landing

With tall window taking in the beautiful countryside view.

### Landing

Doors to three bedrooms and access to Jack and Jill family bathroom.

### Principal Bedroom

4.1m x 3.0m (13' 5" x 9' 10") A bright and spacious, double bedroom with lovely outlook over the courtyard. Carpeting and radiator.

### En Suite Shower Room

Fit with modern three piece suite comprising large shower cubicle, wash hand basin and WC. Recessed spotlights, fully panelled walls, extractor fan and vinyl flooring.

### Jack and Jill Family Bathroom

3.0m x 2.2m (9' 10" x 7' 3") Accessed via latched doors from the landing or directly from Bedroom 2. A partly tiled, family bathroom with heated towel rail, vinyl flooring and modern suite comprising bath with mains powered shower over and fitted shower screen, wash hand basin and WC. Feature tiled recess.

### Bedroom 2

4.4m x 3.4m (14' 5" x 11' 2") A front aspect, double bedroom with lovely outlook. Carpeting, radiator and access to Jack and Jill Bathroom.

### Bedroom 3

2.8m x 3.1m (9' 2" x 10' 1" 8") A good sized, rear aspect, double bedroom (currently utilised as a twin room) with lovely view. Carpeting and radiator.

## THE BOTHY

### Hallway

Accessed via part glazed, wooden door with glazed side panels - which would have been original coach house entrance. A welcoming hallway, oozing character with exposed beams and stonework. Cloaks area, tiled flooring, stairs to first floor accommodation and doors to living accommodation, bathroom and store cupboard (housing water cylinder). There is also an internal door to the main Heggles House accommodation.

### Living/Dining/Kitchen

6.2m x 5.0m (20' 4" x 16' 5") A beautiful, bright, open plan room with beamed and vaulted ceiling, triple front aspect window, further Velux windows, and rear patio doors boasting far reaching views and giving access to the garden. The kitchen comprises range of wall and base units with complementary work surfacing, tiled splash backs and 1.5-bowl stainless steel sink/drainage unit with mixer tap. Integrated appliances include electric oven and hob with extractor fan over, dishwasher, fridge freezer, washing machine and cleaning/bin caddy. There is ample space for dining furniture and remaining, generously proportioned living area. Modern, wall mounted, electric panel heater and tiled flooring.

### Bathroom - L Shaped

Tiled to half height and having window to rear aspect, heated towel rail, modern electric panel heater and three piece suite comprising bath, wash hand basin and WC.

### First Floor Bedroom

2.8m x 4.9m (9' 2" x 16' 1") max. A superb, dual aspect, double bedroom with exposed wooden lintels and stonework and large picture window affording stunning, countryside views. Carpeting, wall mounted electric panel heater, loft access (via hatch) and useful over stairs cupboard (ideal for wardrobe and storage space).

## EXTERNALLY

### Courtyard Parking

Gated access via the front of the property to a generous courtyard which provides ample space for a number of vehicles to be parked.

Note: the neighbouring property have a right of access and right to park in the courtyard.

### Gardens

Well proportioned gardens surround the property incorporating substantial lawned areas, flagged patios, partial boundary walling and established trees, shrubs and hedgerows. Fencing separates the external space to provide The Bothy with its own, good sized, private and gated garden area. The gardens enjoy the most wonderful, panoramic, countryside views down the Caldew valley.

Beyond the rear of the garden is a partially gravelled area of land (small paddock) which can be accessed from the roadside and could be used for parking or as additional garden.

Note: there is a right of access over this area for neighbouring property owners to access their paddock.

### Outbuilding

Adjoining The Bothy is a very useful, generously sized, outbuilding. Reinstated using original dressed stone, the building has a Velux window, power and light; currently used for storage purposes but offering potential for variety of uses.

## ADDITIONAL INFORMATION

### Tenure

The tenure of this property is freehold.

### Septic Tank

We have been informed that the property has a septic tank and would advise any prospective purchaser to check it complies with current standards and rules introduced on 1st January 2020.

Note: we understand the septic tank is shared with neighbouring property and is situated on their land.

### Referral & 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: Napthens, Bendles LLP, Scott Duff & Co Property Lawyers/Conveyancing Service - completion of sale or purchase - £120 to £180 per transaction; Pollard & Scott/Independent Mortgage Advisors - arrangement of mortgage & other products/insurances - average referral fee earned in 2021 was £233.44; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00; - Mitchells Co Ltd - £50 per property contents referral successfully processed (worth £300 or more) plus 5% introduction commission on the hammer price of any goods sold from that referral. All figures quoted are inclusive of VAT.

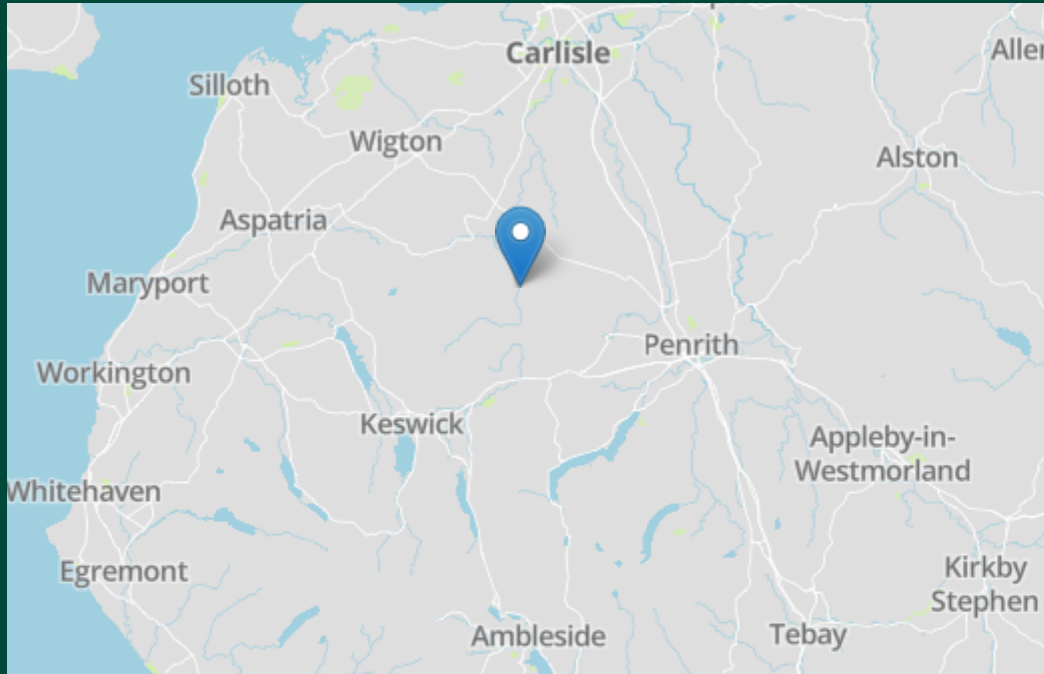
## SALE DETAILS

Mains electricity & water; shared septic tank drainage (with neighbouring property); oil-fired central heating, 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.

Viewing: Through our Penrith office, 01768 862135.

Directions: From Junction 40 of the M6, take the A66 toward Keswick. Continue for approx. 8 miles then turn right at the Sportsman Inn, signposted Berrier and Whitbarrow Holiday village. Continue along this road, proceeding straight ahead at a crossroads, for some seven miles, heading towards Haltcliffe Bridge and Hesket Newmarket. Heggles House is on the left hand side, just before Heggles Lane Farm and approx. one mile before Haltcliffe Bridge.





**PFK**

**Approximate total area<sup>(1)</sup>**  
 1899.06 ft<sup>2</sup>  
 176.43 m<sup>2</sup>

**Reduced headroom**  
 9.71 ft<sup>2</sup>  
 0.90 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Floor 0



Floor 1