

Cumbrian Properties

The Building, Little Bampton



Price Region £675,000

EPC-F

Detached farmhouse | Five acre smallholding
4 reception rooms | 4 double bedrooms | 3 bathrooms
Rural location | Fantastic views

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2/ THE BUILDING, LITTLE BAMPTON, WIGTON

This beautifully appointed, detached farmhouse offers four double bedrooms, three bathrooms and four reception rooms sat in five acres of grounds with stunning views across the countryside with well-maintained and equipped outbuildings. The double glazed and oil central heated accommodation would make a superb smallholding with vented animal sheds, stables and workshops, and, in an idyllic location close to the Cumbria Way would make a fantastic business opportunity for caravans or camping pods. The farmhouse briefly comprises entrance hall leading into an open plan dining kitchen with kitchen island and Nobel range style cooker, and a spacious separate utility room leading to the ground floor shower room. The main lounge has a stunning fireplace housing a cosy log burning stove leading in to a second sitting room, office and sun room. To the first floor, each of the four double bedrooms has fantastic views over the countryside with a fully tiled master en-suite shower room and a gorgeous, spacious three piece family bathroom. To the front of the property there is ample off-street parking leading up to a single garage with power, light and storage in the loft. Beautifully maintained and well-established front, side and rear gardens incorporating fish pond and an abundance of space for allotments, vegetable patches or for keeping livestock and a variety of outbuildings providing ideal workshops, storage or for keeping animals. The external areas have been well planned and maintained to a high standard and are well equipped with external sockets and security with full CCTV. Situated just a 15 minute drive to the market town of Wigton, in the catchment area for Nelson Thomlinson, Kirkbride, Wiggonby and Kirkbampton schools.

The accommodation with approximate measurements briefly comprises:

Composite front door into entrance hall.

ENTRANCE HALL Doors to utility and open plan dining kitchen. Tiled flooring, ceiling spotlights, double glazed window and radiator.



ENTRANCE HALL

DINING AREA (16'6 x 13') Double glazed windows overlooking the garden, double glazed French doors leading out to the patio, vaulted beamed ceiling, wood flooring, radiator and opening to the kitchen area.



3/ THE BUILDING, LITTLE BAMPTON, WIGTON

KITCHEN (16'3 x 13'3 max) Fitted kitchen incorporating an Aga set in an inglenook, built-in shelving, wall and base units, kitchen island, one and a half bowl sink unit with mixer tap, plumbing for dishwasher, integrated fridge, brick effect tiled splashbacks, double glazed window to the rear, beamed ceiling, tiled flooring, staircase to the first floor and doors to utility and lounge.



KITCHEN

LOUNGE (18' x 15') Brick-built fireplace housing a multi fuel stove on a stone hearth with wooden lintel above, double glazed windows to the front and rear, beamed ceiling with spotlights and coving, radiator, wood flooring and door to the sitting room.



LOUNGE

SITTING ROOM (13' x 12'3) Double glazed window, radiator, ceiling spotlights, built-in storage cupboard and glazed doors to the sun room and office.



SITTING ROOM

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OFFICE (13'4 x 5') Double glazed window to the rear, radiator and coving to the ceiling.

SUN ROOM (17'4 x 11'6) Double glazed windows overlooking the garden, French doors to the patio, four double glazed Velux windows, wood effect flooring with underfloor heating and vertical radiator.



OFFICE



SUN ROOM

UTILITY (19'7 max x 11'4) Plumbing for washing machine, space for tumble dryer, stainless steel sink with mixer tap, wall and base units, boiler, built-in storage cupboard, tiled flooring, electric heater and door to shower room.

SHOWER ROOM (8'6 x 5'5) Three piece suite comprising walk-in shower, WC and wash hand basin. Part tiled walls, tiled flooring and heated towel rail.



UTILITY



SHOWER ROOM

FIRST FLOOR LANDING Doors to bedrooms and bathroom. Double glazed window to the rear with an open aspect, ceiling spotlights, radiator and loft access.



LANDING

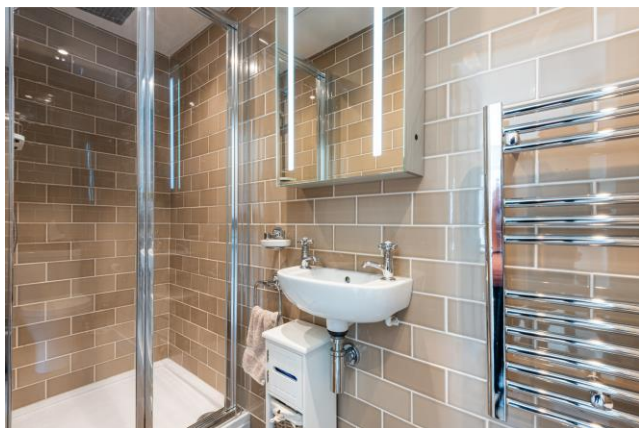
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MASTER BEDROOM (14' max x 13'8 max) Fitted wardrobes with mirror fronted doors, double glazed window to the front with fantastic views over the countryside, beamed ceiling with spotlights, radiator and door to en-suite shower room.



MASTER BEDROOM

EN-SUITE SHOWER ROOM (9'3 x 3') Walk-in shower cubicle with waterfall shower head, WC and wash hand basin. Brick effect tiled walls, tiled flooring with underfloor heating, heated towel rail and ceiling spotlights.



EN-SUITE SHOWER ROOM

BEDROOM 2 (13'3 x 9') Double glazed window to the front with fantastic views, window seat and radiator.



BEDROOM 2

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BEDROOM 3 (17' max x 10'7) Step down into the bedroom with double glazed windows to the front and rear, panelled ceiling with spotlights, built-in storage cupboards and radiator.



BEDROOM 3

BEDROOM 4 (13'5 x 12'4) Double glazed window to the front with window seat, radiator and wash hand basin with tiled splashback.



BEDROOM 4

FAMILY BATHROOM (9' x 6') Three piece suite comprising waterfall shower above a roll top bath, wash hand basin and WC. Double glazed frosted window, brick effect tiled walls, wood effect flooring with underfloor heating, ceiling spotlights and heated towel rail.



FAMILY BATHROOM

7/ THE BUILDING, LITTLE BAMPTON, WIGTON

OUTSIDE Paved driveway to the front of the property providing parking for two/three vehicles along with a lawned garden bordered by hedgerow and mature trees with sandstone patio leading up to a generous lawned, side garden with pond and timber shed housing the “Lazy Spa”. To the rear of the property is a generous lawned garden with workshop and log store. There are two additional fields which are split into four separate paddocks, separate gravelled area with greenhouse which would be perfect for allotments or vegetable patch, paved patio seating area and gate providing access to a further lawned area where there are stables, workshop and a purpose built generous barn/workshop with power and a separate log store with electric and light. There is a separate vehicle entrance accessed from the road which leads to the workshop, yard and stable.



FRONT EXTERNAL



GARDEN



LAZY SPA



SHED



REAR OF THE PROPERTY

8/ THE BUILDING, LITTLE BAMPTON, WIGTON



LAND



VIEW



WORKSHOP

TENURE We are informed the tenure is Freehold.

COUNCIL TAX We are informed the property is Tax Band E.

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.