

Edwin  
Thompson



**FOR SALE**

**KIRKLAND HOUSE, WIGTON, CUMBRIA, CA7 0LH**



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## Brief Résumé

An impressive, detached period residence set in approx. 12 acres of land. This beautiful property has four bedrooms, three reception rooms, beautifully maintained gardens, stable blocks and garages. Enjoying a delightful, tranquil rural position with stunning open countryside views situated on the fringes of the town.

## Description

A rare and unique opportunity to purchase Kirkland House that has been with the same family for the past 47 years. This handsome Victorian country house is approached via a gated entrance and sweeping gravel driveway, immediately conveying a sense of privacy and arrival. The property offers generous and well-balanced accommodation ideally suited to family living and home working, while retaining considerable scope for equestrian or small holding use. The grounds immediately surrounding the house are attractively landscaped with walled frontage, ample parking with a traditional courtyard feel, while the wider landscape is of superb open countryside as far as the eye can see.

Internally, the house provides four well-proportioned bedrooms, complemented by three versatile reception rooms, offering flexible space for formal entertainment, family life and relaxation. The recently renovated kitchen offers superb views of open countryside and has a separate, large walk-in pantry. The rear entrance and utility room is generous in size with access to the downstairs cloakroom, boiler room and gun store. The study/home office makes the property particularly attractive for those seeking a rural lifestyle without sacrificing modern working requirements.

Externally the house sits comfortably within approximately 12 acres of land, including two fields and a combination of level lawns, patio terrace, and two stable blocks each, with its own tack rooms. Attached to the property and partially integrated to the main house is the barn/long house. The top level of this large part of the property is pitched roof with hayloft and fabulous storage. Below, it incorporates the external double garage, internal sunroom/music room and external storage rooms. A cobbled drive to the side of the property takes you up past one set of stables and the

external frontage of the barn to the rear where there is more parking and access to the further stable block and the larger gardens and land.

Kirkland house is situated in a sought-after rural position on the outskirts of Wigton, a charming Cumbrian market town. The property enjoys the tranquility of the countryside while remaining conveniently placed for local amenities such as primary schools, secondary school, local independent shops, cafes, pubs, a bakery and essential services giving it a strong sense of community with a weekly market and regular local events. The town benefits from a railway station on the Cumbrian Coast Line, providing links to Carlisle and the wider areas. Road access is good, with the A595 and M6 within comfortable reach.

**What3words/// snowy.called.rare**



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## Accommodation:

### Entrance

Double wooden gates enter a sweeping gravelled drive. Door to:

### Entrance Porch

Fabulous original tile flooring. Coving to ceiling. Glazed door to:

### Entrance Hall

Original tiled flooring. Access to all downstairs rooms. Beautiful staircase to first floor. Under stairs storage. Original decorative features. Radiator.

### Sitting Room

A charming light and bright room full of character with dual aspect windows looking to the front and side gardens with stunning views over to the northern fells of the Lake District. Coving and picture rail. Gas fire set into chimney breast with decorative surround and mantle, tile inlay and stone hearth. Radiator.

### Dining Room

Large Bay window to the front aspect with open views. Coving and picture rail. Open fire with cast iron surround and mantle with tile hearth. Radiator. A wonderful room to dine and entertain.

### Study/Office

Large window to the side aspect with views. Wall of built in cupboards for storage. Radiator.

### Kitchen

Recently installed with full range of wall, drawer and base units with contrasting work tops. One and a half bowl sink and drainer. Integrated Fridge/freezer and Neff dishwasher. Oil fired AGA with two hobs and two ovens. Tiled to floor. Recess lighting. Serving hatch to dining room. Window to rear garden and open views. Space for dining table and chairs. Door to:

### Utility Room

Good size room with Belfast sink and base units. Plumbing for washing machine and tumble dryer. Feature stone wall. Exposed beams. Tiled to floor. Window to rear garden. Second staircase to first floor. Door to inner hall. Door to rear courtyard and garden. Door to:

### Cloakroom

WC. Wash hand basin. Window to rear. Part tiled to walls. Tiled to floor. Recess lighting. Door to boiler room. Door to:

### Gun Room

Large space to hang coats and store shoes. Gun Cabinets. Recess lighting. Tiled to floor.

### Boiler Room

Floor mounted oil boiler. Tiled to floor. Window to side aspect.

### Inner Hallway

Door to Pantry. Door to connecting hall.





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## Pantry

Recently installed with wall, drawer and base units. Space for fridge. Recess lighting.

## Connecting Hallway

Window to front aspect. Door to dining room. Door to sunroom/music room. Radiator.

## Sunroom/Music Room

Fabulous, large room with dual aspect windows and patio doors. Large wood burning stove housed in sandstone chimney breast with slate hearth. Three radiators. Wonderful family room to play and entertain

## Main Staircase to First Floor

## Landing

Beautiful arched window with stained glass to half landing. High ceilings with decorative coving and central cornice. Access to bedrooms one, two, three and main bathroom.

## Bedroom One

Double bedroom with dual aspect windows to the front and side with stunning views. Fitted wardrobes. Feature fireplace. Radiator. Door to:

## En-Suite Shower Room

Large walk-in shower. Wash hand basin. Window to front. Door to storage cupboard. Tiled to floor. Radiator. Door to Landing.

## Bedroom Two

Large double bedroom. Window to front aspect with views. Feature fireplace with tile inlay. Radiator.

## Bedroom Three

Large double bedroom. Window to rear with fine views. Feature fireplace with tile inlay. Charming arched built in storage cupboard. Loft hatch. Door to rear landing, second staircase and Bedroom Four.

## Bathroom

Superb room with large walk-in shower and corner bath. WC. Wash hand basin. Fitted storage cupboards. Large window to side aspect. Radiator. Ladder style radiator. Recess lighting.

## Rear Landing

Staircase to downstairs accessed from the utility room. Built in storage cupboards. Large Velux to roof. Door to bedroom Three. Door to:

## Bedroom Four

Double bedroom. Window to rear aspect with views. Fitted wardrobes. Exposed beams.





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## Outside

Looking to the property an attractive stone wall borders the front with two double gates that give access to the front drive and a further cobbled drive that accesses the rear of the property. The front and side gardens are mainly laid to lawn with borders of mature trees, shrubs and plants. The rear has a wonderful walled courtyard seating area with sandstone flags, raised beds and pond. The rear garden is separated by mature hedging, and the two fields can be accessed from here.

## Outbuildings

### Stable Block One

Single storey building with corrugated metal roof, fitted with solar panels along the ridge. Four individual stables and one tack room. Running water, electricity and power. Situated to the side of the grassed paddock.

### Stable Block Two

T-Shape stone building with outside WC and separate storeroom. Two further individual stables and one tack room.

### Double Garage

Access by two up and over doors to the lower floor of the barn/longhouse. Light and power.

### Barn/Long House

The top floor runs the full length of the building and is open space with light and power.

To the far end are two separate rooms. The lower ground floor below these rooms there are two storage rooms with light and power and a ladder to the first floor,

## Parking

There is parking on the gravel drive to the front of the house. A further cobbled drive to the side of the house gives access to the rear where a tarmac parking area can be found in front of the utility room.

## Services

Oil fired central heating. Boiler located in the utility room. Hot water tanks in a cupboard in bedroom four. Mains water supply. Mains electricity. Drainage to septic tank. Solar panels installed in 2014, the property benefits from the energy produced and if not used, it goes back to the grid with a feed in tariff agreement in place.

## Tenure

Freehold.





**Mobile phone and Broadband services**

**CA7 0LH Mobile Signal**

\*Information provided by the [signalchecker.co.uk](https://signalchecker.co.uk) website

|          |         | Voice | 3G | 4G | 5G |
|----------|---------|-------|----|----|----|
| Three    | Indoor  | ✓     | ✗  | ✓  | ✗  |
|          | Outdoor | ✓     | ✗  | ✓  | ✗  |
| Vodafone | Indoor  | ✓     | ✗  | ✓  | ✓  |
|          | Outdoor | ✓     | ✗  | ✓  | ✓  |
| o2       | Indoor  | ✓     | ✓  | ✓  | ✗  |
|          | Outdoor | ✓     | ✓  | ✓  | ✗  |
| EE       | Indoor  | ✓     | ✗  | ✓  | ✗  |
|          | Outdoor | ✓     | ✗  | ✓  | ✗  |

| CA7 0LH Broadband                       |   |
|---|---|
| FTTH/FTTP                               | ✗ |
| Ultrafast Broadband (>=100 Mbps)        | ✗ |
| Superfast Broadband (>24 Mbps)          | ✗ |
| Fibre (FTTC or FTTH or Cable or G.Fast) | ✓ |
| Wireless                                | ✓ |
| LLU                                     | ✓ |
| ADSL2+                                  | ✓ |
| ADSL                                    | ✓ |

Average in CA7 0LH in the last 12 months:

↓ Download:30.8Mbps

↑ Upload:2.7 Mbps

\*Information provided by the [thinkbroadband.com](https://thinkbroadband.com) website. Figures are tested as if you are using SKY as a provider for Broadband

✓ Good coverage    ○ You may experience problems    ✗ No coverage



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## Agent's Note

Appliances included, mobile phone and broadband results not tested by Edwin Thompson Property Services Limited.

## Council Tax

Edwin Thompson is advised by our client that the council tax band is G. The rate for 2025/2026 is £3940.00

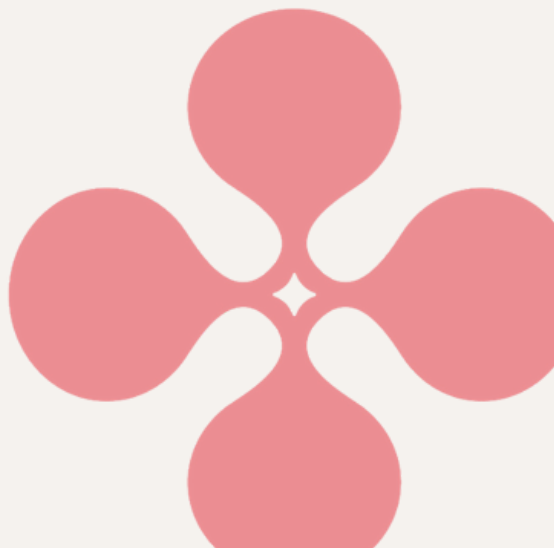
## Offers

All offers should be made to the Agents, Edwin Thompson Property Services Limited.

## Viewing

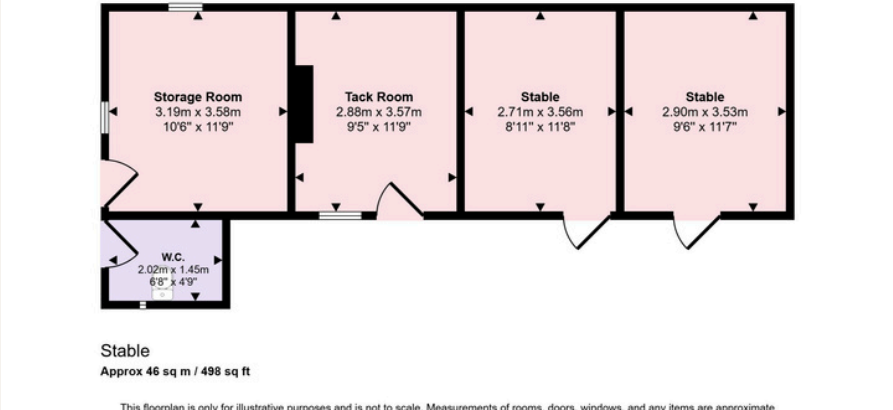
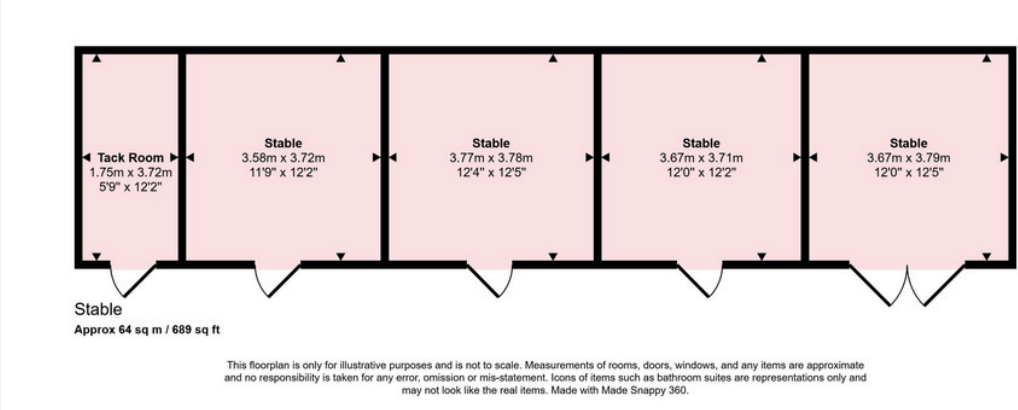
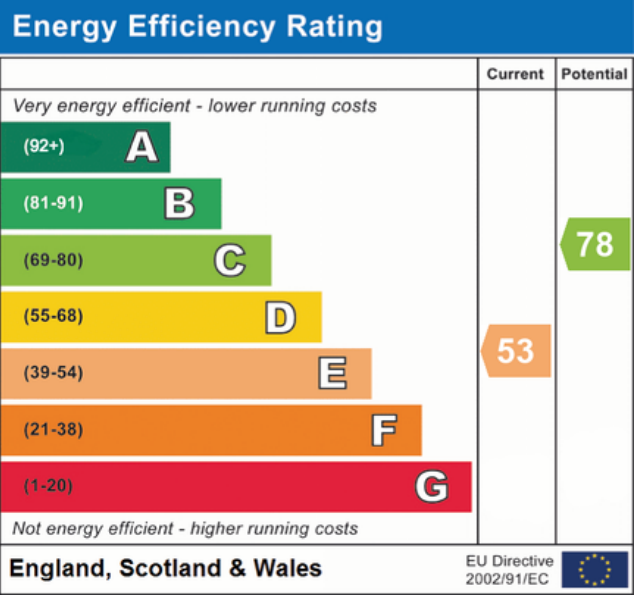
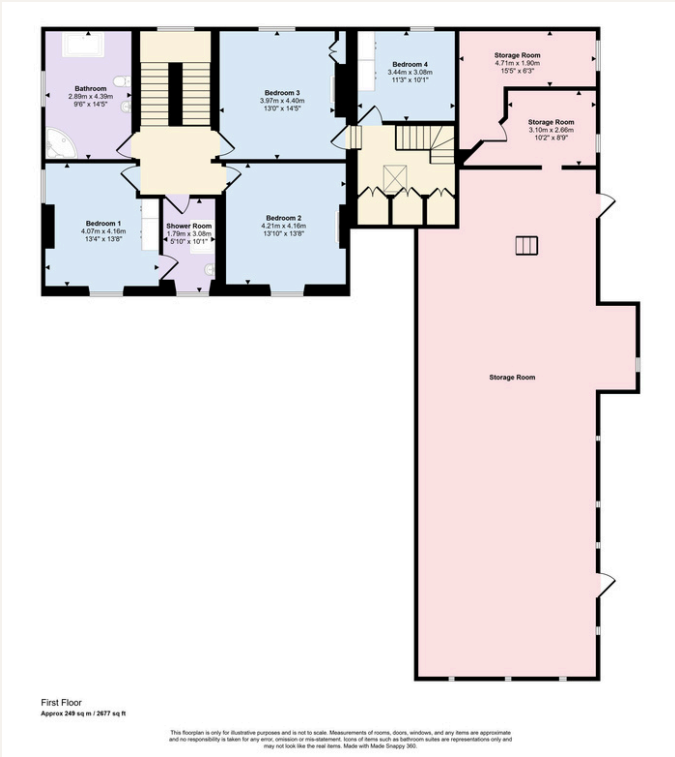
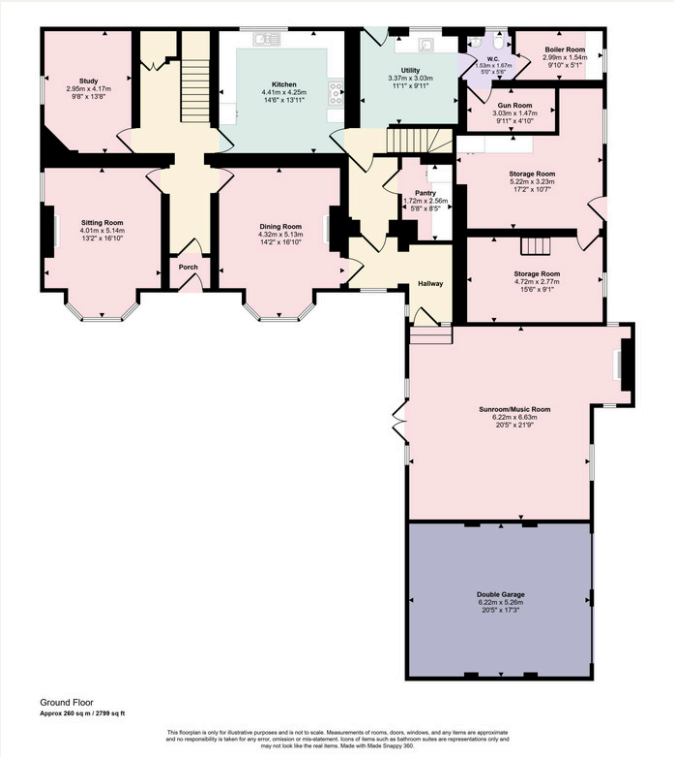
Strictly by appointment through the Agents, Edwin Thompson Property Services Limited.

REF: K3871820





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5. These particulars were prepared in February 2026

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