

5 WARDHALL COTTAGES,  
ARKLEBY,  
WIGTON





# 5 Wardhall Cottages, Arkleby, WIGTON, Cumbria, CA7 2DW

## Brief Résumé

Wardhall Cottages is situated in the lovely hamlet of Arkleby, benefitting from two double bedrooms, large attic room, beautiful garden and stunning views of Criffel, The Solway Coast and fells beyond.

## Description

5 Wardhall Cottages is a mid terrace Lakeland stone house, dating back approx 200 years. A lovely peaceful location with stunning views towards the Solway Coast. Easy access to cockermouth only 7 miles, Bassenthwaite Lake, 12 miles and Keswick 17 miles. The current owner has made many improvements to the property to include a new kitchen, central heating and multi fuel stove, to name a few.

5 Wardhall Cottage is a lovely blend of traditional and contemporary mixed together. Upon entering the cottage you are greeted with a very cosy lounge area with large, recently uncovered exposed stone chimney breast housing newly installed Multi Fuel Stove. A good size window looks out to the front of the property. Off to the right and heading to the kitchen is the dining area with room for table and chairs. The inner hall takes you to the large and stylish bathroom with walk in shower. A door takes you to the first floor and straight on is the kitchen where you are instantly struck by the picture window at the end and the fabulous views beyond. The kitchen is well laid out and has all integrated appliances together with a superb built in table and seating to take in the views.



The first floor gives access to two double bedrooms, the master has newly installed built in wardrobes and the second has lovely views to the Solway. Off the landing is a second staircase that takes you to a very large attic room/storage room that has heating a Velux windows.

To the outside, from the kitchen is a door that takes you out to a partly covered yard and access to the rear lane. To the front and across the road, the property has a large garden area, newly fenced and housing a large shed and pergola on a newly paved patio area. The property is fully double glazed and has an electric boiler for central heating.

## Accommodation:

### Entrance

Front door enters from the pavement into:

### Lounge/Diner

A light and bright open plan room with a good size window facing the front of the property. Stone chimney breast houses a multi fuel stove with sandstone surround, hearth and painted stone inlay. The dining area can accommodate a dining table and chairs. Cupboard under the stairs. Radiator.

### Inner Hallway

Door to Bathroom. Stairs to first floor. Door to kitchen.



## Kitchen

Lovely range of wall and base units with Quartz work tops. Belfast sink. Integrated Electric oven, convection microwave and induction hob. Integrated Fridge/freezer and dishwasher. Space for washing machine. Part tiled to wall. Quartz table with built in seating and storage looking out of the large picture window with far reaching views. Radiator. Door to rear yard.

## Bathroom

Large walk in shower. Burlington sink housed in vanity unit. WC. Part respatex to walls. . Large window to rear. Chrome ladder style radiator. Further radiator. Recess lighting.

## Stairs to First Floor

### Landing

Access to bedrooms. Door to attic room. Radiator.

### Bedroom One

Good size double bedroom. Window to front and views of the gardens. Newly installed built in wardrobes. Radiator.

### Bedroom Two

Double bedroom. Window facing the rear with views. Doors to storage space over the staircase housing airing cupboard, hot water cylinder and Electric boiler . Radiator.

### Attic Room/Storage

Stairs from the landing take you into this large attic room. Velux windows to the front and rear. Two radiators. Under eaves storage.



Outside

The property is accessed from the pavement to the front where there is on street parking. Across the road is a large garden area, newly fenced and is mainly laid to lawn with large shed and newly paved patio seating area with Pergola. To the rear of the property from the kitchen you enter a part under cover yard space with storage. Newly installed fencing to the rear and a wooden gate with access on to the back lane.

Services

All main's services are connected (no gas). Hot water cylinder and electric boiler are housed in the cupboard in the second bedroom.

Tenure

Freehold

Agent's Note

Mobile phone and broadband results not tested by Edwin Thompson Property Services Limited.

Council Tax

The vendor informs us the council tax is Band A. £1510.65 for 2024/25. The Cumberland Council.

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.



Mobile phone and Broadband services

CA7 2DW		Mobile Signal			
		Voice	3G	4G	5G
Three	Indoor	X	X	X	X
	Outdoor	✓	✓	✓	X
Vodafone	Indoor	X	X	X	X
	Outdoor	✓	✓	✓	X
O2	Indoor	✓	X	X	X
	Outdoor	✓	✓	✓	X
EE	Indoor	✓	X	✓	✓
	Outdoor	✓	✓	✓	✓

✓ Good Coverage    ⚠ You may experience problems    X No coverage  
5G    X Not yet available in this area

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



CA7 2DW	Broadband
FTTH/FTTP	X
Ultrafast Broadband (>=100 Mbps)	X
Superfast Broadband (>24 Mbps)	X
Fibre (FTTC or FTTH or Cable or G.Fast)	✓
Wireless	✓
LLU	✓
ADSL2+	✓
ADSL	✓

⬇ Download: 7.5 Mbps

⬆ Upload: 1.0 Mbps

\*Information provided by the [thinkbroadband.com](https://thinkbroadband.com) website.  
Based on using BT BROADBAND ONLY

REF: K3518036







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		45 E
21-38	F		
1-20	G	5 G	

