

# Cumbrian Properties

## Eller House, Waverton, Wigton



**Price Region £575,000**

**EPC-E**

Detached property circa 1800s | Stunning views to the front & rear  
2 reception rooms | 4 double bedrooms | 2 bathrooms  
Spacious gardens, parking & garage | Village location

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/ ELLER HOUSE, WAVERTON, WIGTON

This four bedroom, two reception room, detached property was built in the 1800's and has a blend of original features mixed with an extension and modernisation. The UPVC double glazed and oil central heated accommodation briefly comprises entrance porch, entrance hall, lounge and sitting room with original beams and log burners, inner hall/utility, cloakroom and a recent open plan extension providing a modern fitted kitchen with integrated appliances, sun room and dining area with patio doors leading onto the garden. First floor landing with two good size storage cupboards, four double bedrooms, master en-suite shower room and four piece family bathroom with freestanding bath. Beautiful lawned front garden incorporating trees and shrubs, gravelled area to the rear of the property providing ample parking and block paved area, accessed from the patio doors, with sun house enjoying stunning views over the neighbouring fields.

The accommodation with approximate measurements briefly comprises:

**ENTRANCE PORCH (7' x 4')** Tiled floor, log store, UPVC double glazed windows to either side and composite front door into entrance hall.

**ENTRANCE HALL** Radiator, doors to lounge and sitting room, and staircase to the first floor.

**LOUNGE (16' x 12'7)** UPVC double glazed window to the front, two radiators, log burner and original ceiling beam.



LOUNGE

**SITTING ROOM (14'8 x 11'7)** UPVC double glazed windows to the front and side, log burner, original ceiling beam, shelved understairs storage cupboard with light and door to inner hall.



### 3/ ELLER HOUSE, WAVERTON, WIGTON

**INNER HALL/UTILITY (12' x 7')** Cupboards and shelving, plumbing for washing machine, tiled flooring, door to cloakroom, archway to the dining kitchen/sun room and composite door to the side.



INNER HALL/UTILITY



CLOAKROOM

**CLOAKROOM** Two piece suite comprising wash hand basin and WC. Tiled splashbacks and tiled flooring.

### **DINING KITCHEN/SUN ROOM**

**KITCHEN AREA (12' x 10'5)** Fitted kitchen incorporating a four ring Bora hob with built-in extractor, built-in electric double oven and grill with warming drawer, integrated fridge freezer, integrated dishwasher, tiled flooring and UPVC double glazed windows to the side and rear.



KITCHEN AREA

**SUN ROOM (21'4 x 12')** UPVC double glazed window to the rear, tiled flooring and archway to the dining area.

**DINING AREA** Tiled flooring, UPVC double glazed window to the side, radiator, original beam and sliding patio doors to the side enjoying views over the neighbouring fields.



#### 4/ ELLER HOUSE, WAVERTON, WIGTON



SUN ROOM/DINING AREA

#### FIRST FLOOR

LANDING Doors to bedrooms and family bathroom. Radiator and two good size built-in shelved storage cupboards – one with loft access.

FAMILY BATHROOM (8' x 8') Four piece suite comprising freestanding bath with mixer tap and shower attachment, bowl style sink with mixer tap, walk-in shower with aqua-panelled splashbacks and WC. Wood effect laminate flooring, radiator and UPVC double glazed frosted window to the side.



FAMILY BATHROOM

BEDROOM 1 (17'3 x 12') UPVC double glazed window to the rear, oak flooring, two radiators and door to en-suite shower room.

5/ ELLER HOUSE, WAVERTON, WIGTON



BEDROOM 1

**EN-SUITE SHOWER ROOM (12'9 x 6'5)** Three piece suite comprising walk-in shower with aqua-panelled splashbacks, wash hand basin and WC. UPVC double glazed windows to the side and rear, heated towel rail and radiator.

**BEDROOM 2 (20'4 x 15'9)** UPVC double glazed window to the front and radiator.



BEDROOM 2

**BEDROOM 3 (16' x 9'4)** UPVC double glazed window to the front and radiator.



BEDROOM 3



## 6/ ELLER HOUSE, WAVERTON, WIGTON

**BEDROOM 4 (12' x 10'5)** UPVC double glazed window to the side, radiator and original ceiling beam.

**OUTSIDE** The property is approached via a lonning from the main road with a gate leading into the side and rear of the property which is laid to gravel providing parking for multiple vehicles with outside tap. The south facing front garden is laid to block paving with floral borders, external sockets, water supply and sandstone steps leading up onto the lawn incorporating trees, shrubs and apple tree. To the rear of the property is a lawned garden with greenhouse, septic tank, two garden sheds and floral borders. The rear garden enjoys fantastic views over the neighbouring fields and countryside. The patio doors in the kitchen provide access onto a block paved garden with sun house and external sockets. There is also an additional shed along the side of the property.

**DOUBLE GARAGE (21'5 x 18')** Separated into two rooms – one could provide an **OFFICE (15'9 x 8'7)**





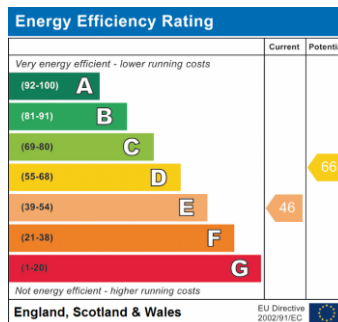
7/ ELLER HOUSE, WAVERTON, WIGTON



GARDENS



VIEW



**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.

