

18 Whinbarrow Lane

ASPATRIA | WIGTON | CUMBRIA



FINEST
PROPERTIES



A characterful detached property with fantastic
gardens and glorious countryside views

Wigton 8.6 miles | Cockermouth 8.8 miles | Keswick 18.8 miles

Carlisle 20.4 miles | M6 Junction 43 21.8 miles





Accommodation in Brief

Sitting Room | Dining Room | Kitchen | Larder | Utility Room | Cloakroom/WC
Principal Bedroom | Three Further Bedrooms | Family Bathroom | Separate WC

Garage | Parking | Gardens | Raised Planting Beds
Pergola & Outdoor Seating Area







The Property

18 Whinbarrow Lane is characterful four bedroom detached property with lovely and well-maintained gardens. Views from the rear of the property sweep away over open countryside and the location is perfect for access to both the Lake District National Park and the Solway Coast.

There is a glazed vestibule leading from the front gardens to the amin hallway, as well as a side entrance from the driveway straight to the rear hall. The spacious ground floor accommodation includes the triple aspect sitting room with feature fireplace to one side. This is a very generously proportioned room. Further formal reception space is offered by the dining room, which has plenty of room for a dining table and chairs as well as further comfortable seating. The kitchen sits to the rear with views over the gardens and beyond. There is a good range of fitted units at wall and floor level, with the added benefit of a walk-in larder. The kitchen is also served by a utility room with additional sink and space for white goods. A useful cloakroom/WC completes the ground floor accommodation.

The attractive spindled staircase rises to the first floor landing and the bedroom accommodation. The landing is large enough for a quiet reading area or an office desk if required. There are four bedrooms with varying outlooks over the beautiful surrounding landscape. The principal bedroom and second bedroom both have en-suite wash hand basins. The bedrooms are served by the family bathroom with suite comprising bath, separate walk-in shower and wash hand basin. There is a separate WC off the landing.







Externally

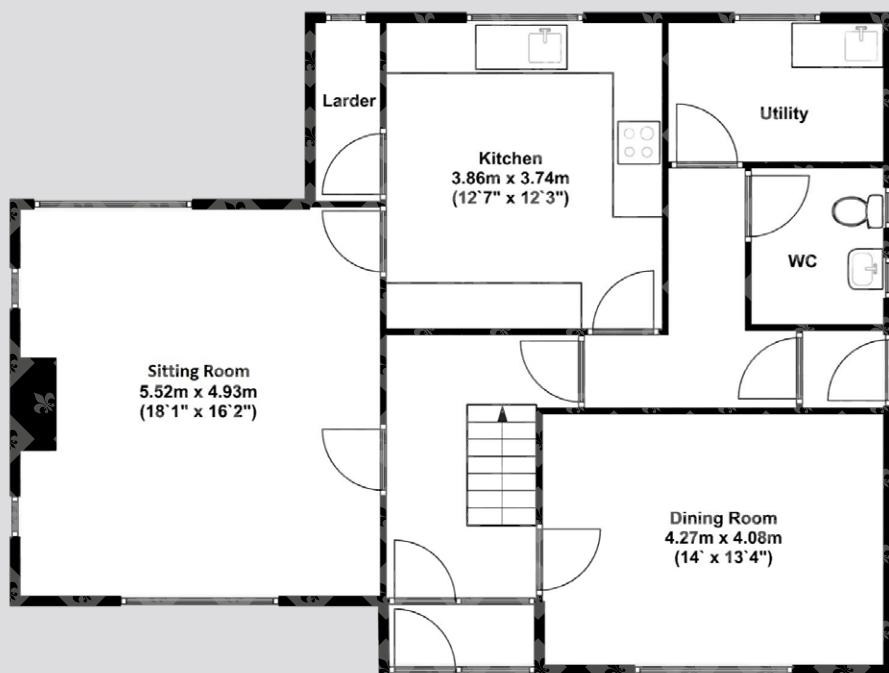
18 Whinbarrow sits within substantial gardens that have been beautifully laid out and maintained to an impressive standard. Sweeping areas of manicured lawn are surrounded by mature shrubs and trees with colourful plantings that catch the eye. The gardens to the rear have a classical formal layout, with elegant landscaping that leads from front to rear. A stunning pergola provides a sheltered seating area to enjoy the glorious surroundings. Tucked away are raised planting beds which will appeal to the keen gardener. The parking provision at 18 Whinbarrow Lane is excellent, with a detached garage and ample driveway parking for several vehicles.

Local Information

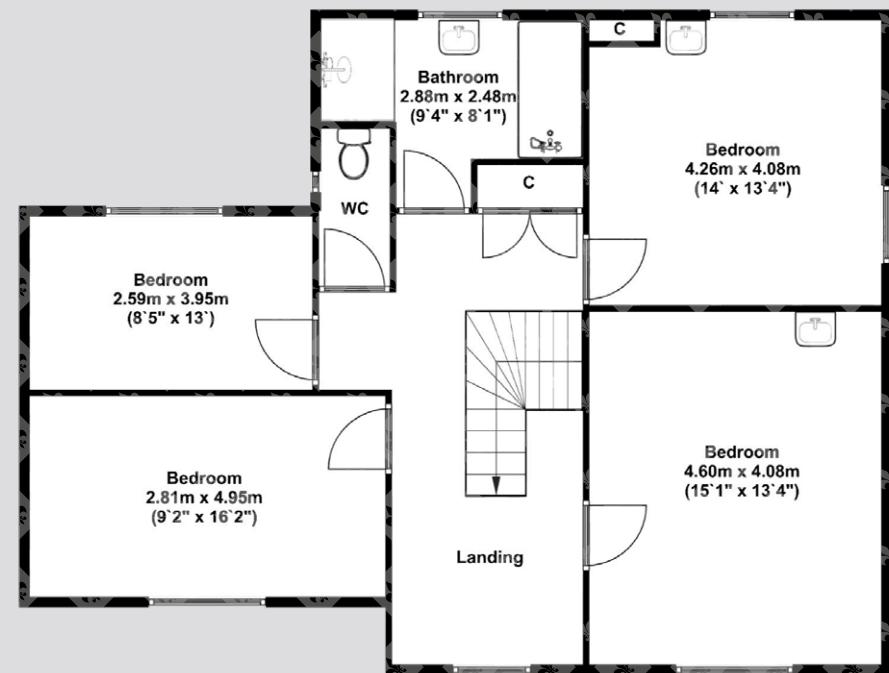
Aspatria is positioned midway between the Solway Coast and the Lake District National Park, both areas of outstanding natural beauty. The market town has an excellent range of day-to-day amenities, with further services available in Wigton. The property is within commuting distance of many busy centres. All the surrounding towns provide a wide range of shops, supermarkets, chemists, medical and dental surgeries, sports centre and many restaurants and pubs. Carlisle provides further comprehensive cultural, recreational and shopping facilities.

There is a choice of popular primary schools in the area and for secondary school there are highly regarded schools in Wigton and Cockermouth. For the commuter there is easy access to Carlisle and onwards to the M6 for links to the north and south. There is a rail station at Aspatria and Wigton which offers services on the Cumbrian Coast Line while the rail station at Carlisle provides regular services to major UK cities north and south and also services east to Newcastle.

Floor Plans



Ground Floor



First Floor

Directions

From the centre of Aspatria take the B5301 heading north. Follow the road for 0.3 miles then turn left onto Whinbarrow Lane. After 100m the property is on the right-hand side.

[Google Maps](#)

[what3words](#)



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Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

Services

Mains electricity, water and drainage. Gas-fired central heating.

Postcode

Council Tax

EPC

Tenure

CA7 3HY

Band D

Rating E

Freehold

Viewings Strictly by Appointment

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