

CROFT HOUSE

HIGH LAWS • WIGTON • CUMBRIA • CA7 4LY



savills

CROFT HOUSE

HIGH LAWS, WIGTON, CUMBRIA CA7 4LY

**A CHARACTERFUL RURAL PROPERTY OFFERING GENEROUS
ACCOMMODATION AND PLENTY OF PRIVATE OUTSIDE SPACE.**

Silloth 4.1 miles ♦ Abbeytown 2.2 miles ♦ Wigton 8.3 miles ♦ Cockermouth 14.7 miles
Carlisle 19.8 miles (All distances are approximate)

Detached 4 bedroom house

Rear gardens, stables and outbuildings

Ample parking in rear courtyard

Sought after location near the Solway Coast

Total site area about 1 acre

For sale by private treaty

The Savills logo consists of a solid yellow square with the word "savills" in a lowercase, red, sans-serif font centered within it.

Savills Carlisle

64 Warwick Road, Carlisle, Cumbria

jmdixon@savills.com

01228 527586

savills.co.uk

Situation

Croft House is located in the desirable rural hamlet of High Laws, located just a few miles from Silloth and the beautiful Solway Coast. It is in a quiet rural area however is also easily accessed from main roads and is not far from local towns and employers.

Nearby amenities in Abbeytown include a pub, local shops, post office, recreational fields, Holm Cultram C of E school and the historic Holmcultram Abbey. The coastal town of Silloth is a short distance to the north west which hosts a range of shops, hotels, restaurants, Churches, petrol station, tennis courts, Silloth Green, pavilion and sea front and an 18 hole golf course. The market town of Wigton is about 7 miles away and hosts a variety of shops and services including doctors, dentists and solicitors, eateries and a primary and secondary school.

Description

Croft House is an attractive 4 bedroom detached home of traditional stone, brick and slate construction. The accommodation is spacious and is arranged over two storeys. It has open views to the south and has a private driveway leading off the road to the courtyard and land to the rear of the property.

The main house comprises about 245 sq m (2,633 sq ft) of accommodation in addition to the adjoining garage which is about 15 sq m (165 sq ft) and is externally accessed.

The ground floor comprises; entrance hallway (accessed via the back door), kitchen with fitted wall and base units, dining area with fitted wall and base units, oil boiler and space for a dishwasher, second reception room, downstairs cloakroom, entrance hallway and front door and main staircase to the first floor. To the right of the back door there is a spacious living room with vaulted ceiling and a galleried staircase to the first floor, a wood burning stove set into a sandstone fireplace and opening with double doors out to the courtyard and seating area. The living room leads onto a snug or fourth bedroom.

The first floor comprises a family bathroom with a shower over the bath, wash hand basin and WC and three double bedrooms including a principle bedroom with vaulted ceiling.

The house is centrally heated by an oil fired 'Worcester' boiler and has a mixture of timber framed double and single glazed windows.







Outside

To the rear of the property there is a courtyard offering ample parking space and a range of outbuildings comprising four stables and a useful range of brick and slate stores. The property extends to about 0.41 hectares (1.01 acres), of which about 0.82 acres are paddocks and lawn areas extending to the rear of the property, bound by hedges and trees. To the front of the house there is a garden area contained within a low wall.

General Information

Rights of Way, Easements & Wayleaves

The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way, public and private whether specifically mentioned or not.

Services

Mains electricity and water. Private drainage via a septic tank. Please note we have not tested the services and are

not able to make judgement on their condition. Prospective purchasers should make their own enquiries.

Local Authority

Allerdale Borough Council
Allerdale House
Workington, Cumbria
CA14 3YJ



Planning Authority

Allerdale Borough Council
Allerdale House
Workington, Cumbria
CA14 3YJ

Tenure

The property is registered with the Land Registry under Title Numbers: CU92750 and CU96462 and is freehold with vacant possession.

Council Tax

The property has a B council tax rating.

Energy Performance Certificate

EPC - G

Solicitors

Bendles Solicitors
1 Victoria Place, Wigton, Cumbria CA7 9PJT: 016973 42121
E: mpw@bendlessolicitors.co.uk

Method of sale

The property is offered for sale by private treaty as a whole. All prospective purchasers are encouraged to register their interest with Savills as sole selling agents.

Nearest Post Code

CA7 4LY

Directions

From the A596 at Wigton take the turning towards Silloth (B5302) and follow this road for 5.6 miles. After passing through Abbeytown, heading west on the B5302, take the first left turn signposted Pelutho and Mawbray and follow the road for 1.6 miles into High Laws. The property can be found on the right hand side of the road, just before a junction with a right hand turn out of the village.

Viewing

Strictly by appointment through the sole selling agents Savills Carlisle 01228 527586. For your own personal safety, care should be taken when inspecting the property.

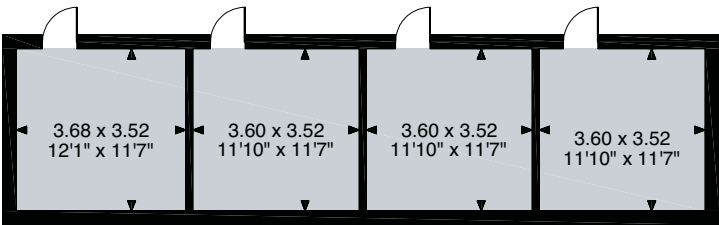
Date of Information

Particulars prepared – May 2021
Photographs taken – May and February 2021



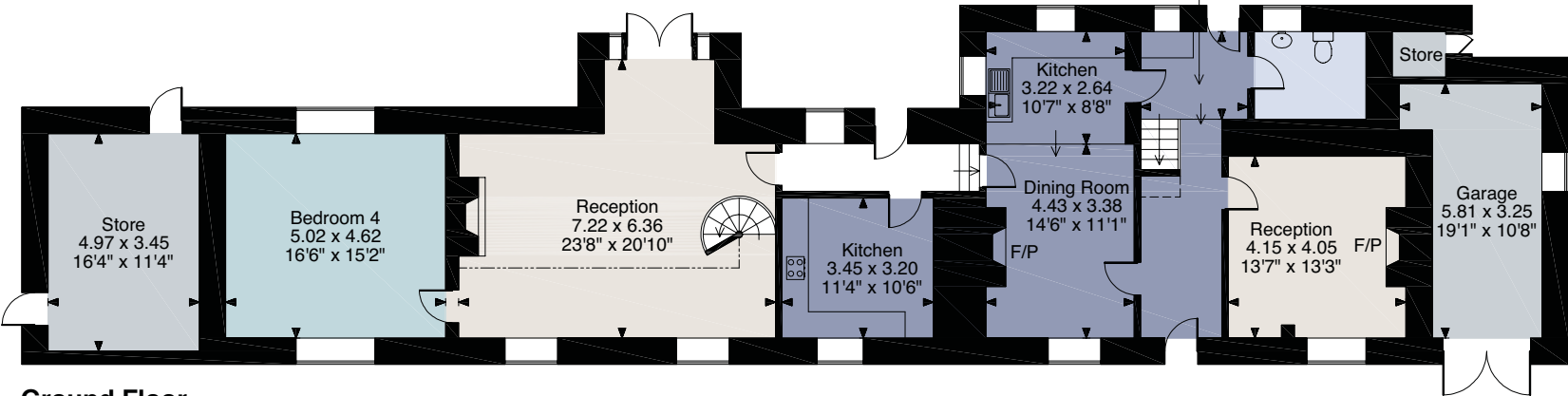
FLOORPLANS

Main House gross internal area = 2,633 sq ft / 245 sq m
Garage gross internal area = 165 sq ft / 15 sq m
Store gross internal area = 480 sq ft / 45 sq m
Stables gross internal area = 566 sq ft / 53 sq m
(Quoted Area Excludes External Store)

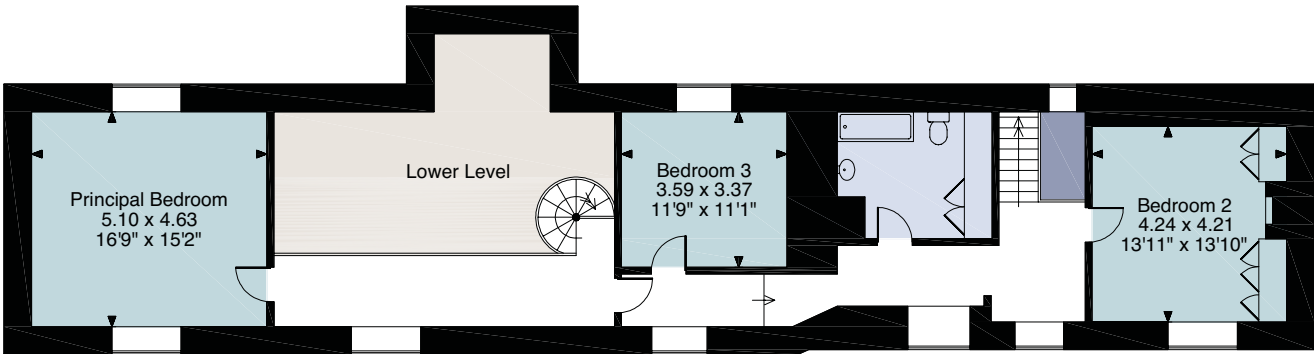
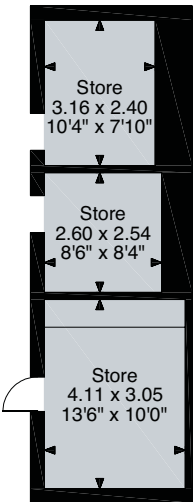


Stables

Utility
2.44 x 2.00
8'0" x 6'7"

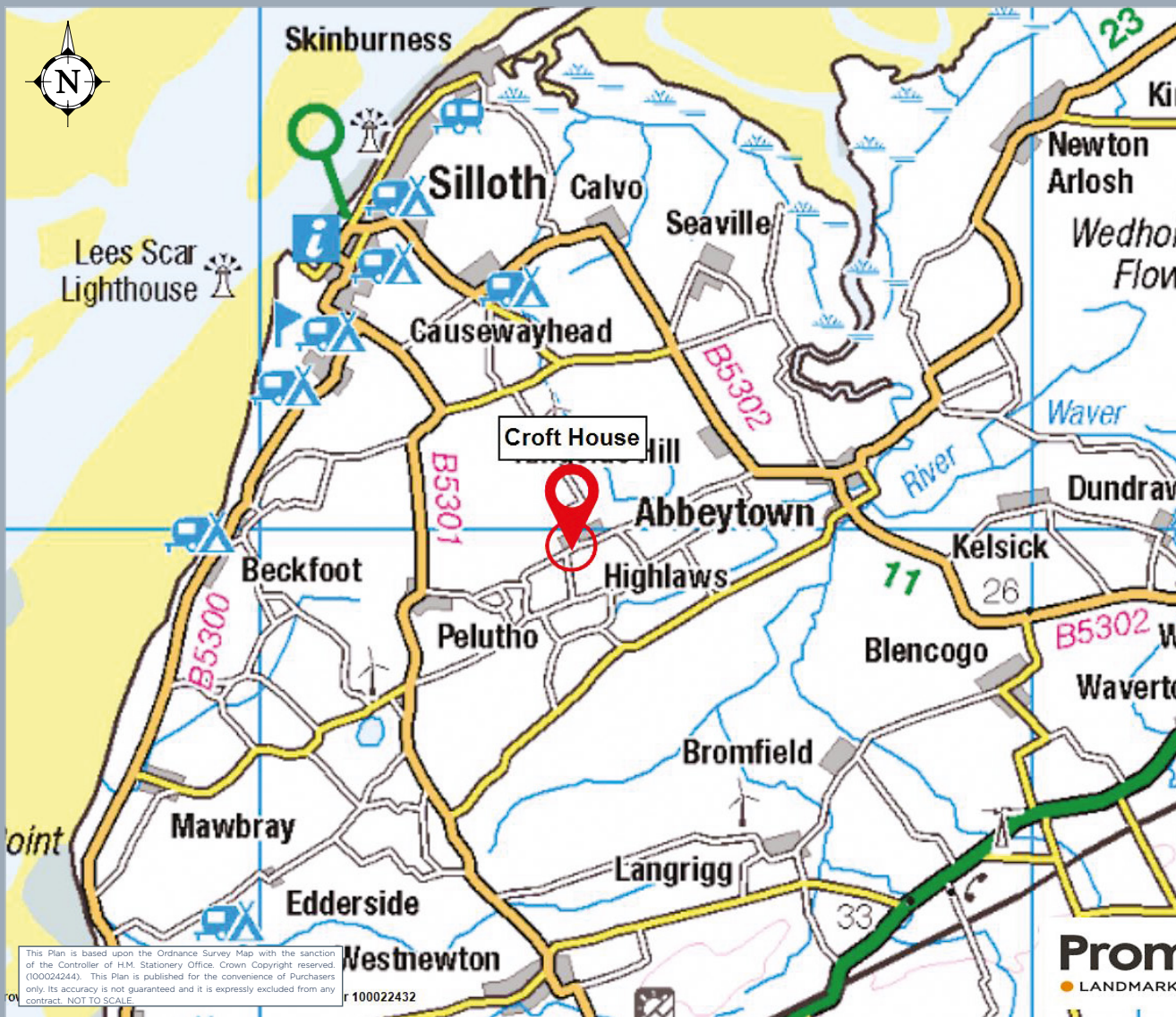


Ground Floor



First Floor

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		18
(1-20) G		
Not energy efficient - higher running costs		



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