



Kelsick | Abbeytown | Wigton | CA7 4TL

Guide Price £460,000



**david britton**  
ESTATES

## Key features

- Detached Family home
- Full of charm and character
- Spacious accommodation throughout
- Utility area
- Open plan living/dining area
- Second reception room
- Kitchen
- Large first floor landing with storage cupboard
- Four good size bedrooms
- Family bathroom

## Description

Nestled in a substantial plot in the delightful hamlet of Kelsick is this stunning four bedroom traditional farmhouse, Midtown Farm. The property boasts its own attractive grounds, including a beautiful orchard, as well as benefitting from views across the far-reaching countryside. This property is perfect for those who are looking for rural living, but still wish to be part of a small community. While the property is in need of some cosmetic updating, there are gorgeous features throughout, such as exposed beams and cosy wood burners. Externally there are also a number of outbuildings and a two storey barn arranged around a rear courtyard, where there is also ample off road parking.

Internally, the fantastic living accommodation in the main house briefly comprises; to the ground floor, an entrance door to the rear of the property into an entrance hallway, utility room, snug/second reception room, storage, a brilliantly spacious open plan living/dining room, kitchen and stairs to the first floor landing. To the first floor there are four double bedrooms, with the master being a very good size, a family bathroom, and an additional shower room, storage, as well as a fantastic amount of space on the main landing area which would be great for an additional sitting area/snug.

To the front of the property there is gated access to driveway parking and to the entrance pathway which leads up to the front of the property, there is a lawned area with established plants and shrub borders with mature trees and an orchard at the side. At the rear of the property there is a large parking area, lawned areas, patio seating areas all of which are bordered by established shrubs, flower beds and trees.

Additionally, attached to the main house is a fantastic two storey brick built barn which provides a great opportunity to create an extra dwelling, subject to planning, and further outbuildings one with a WC ideal for storage or conversion as well (STP).

Kelsick is a Hamlet

## Directions







| Energy Efficiency Rating                           |                            |           |
|--|----------------------------|-----------|
|  | Current                    | Potential |
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92 plus) <b>A</b>                                 |                            |           |
| (81-91) <b>B</b>                                   |                            |           |
| (69-80) <b>C</b>                                   |                            |           |
| (55-68) <b>D</b>                                   |                            |           |
| (39-54) <b>E</b>                                   |                            |           |
| (21-38) <b>F</b>                                   |                            |           |
| (1-20) <b>G</b>                                    |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |           |



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