



| East Curthwaite | Wigton | CA7 8BJ

Guide Price £1,500,000



**david britton**  
ESTATES



## Key features

- Magnificent 17th Century 4 bedroom detached home
- Around 18 acres of land
- Substantial Barns with further potential (STP)
- Beautifully presented with generous proportions throughout
- Extensive Gardens with gated driveway
- Tennis Court, Extensive Lawns with pond
- Woodland, Paddocks and Aviary
- Ample off road parking area
- Excellent village location with active local communities
- Close to Dalston, Carlisle and Penrith

## Description

In a private and rural location, this stunning period residence sits in a substantial plot of around 18 acres and enjoy absolutely breath-taking views across its own land and landscaped gardens. It is a superb opportunity for a buyer looking for a magnificent family home with a country lifestyle and fantastic grounds on the edge of the Lake District National Park & Solway Coast. This large, beautifully restored 17th century farmhouse has been lovingly renovated by the current owners combining a fabulous mix of modern styling and original period features.

The farmhouse itself retains many charming and original features including exposed beams, stone flagged floors, ornate fire surrounds and many more period features. Internally it is in immaculate order and has been completed to an exacting standard with high quality finishes and stylish decor. Each window throughout the property is blessed with spectacular views across its beautiful grounds!

Internally comprising of a bespoke fitted kitchen leading into a lounge area, two large and impressive sitting rooms, both with feature fireplaces, an impressive central staircase with snug/office area, four double bedrooms, three with ensembles and one having magnificent, exposed beams and one with a dressing room/nursery. Completed by a family bathroom, utility room/pantry and cloakroom making this home extremely flexible and ideal for a large family or for multi-generational use.

Externally, approached by a private electric gated driveway, the beautiful gardens and land extend to around 18 acres and have been extensively landscaped to include a tennis court, wildlife pond, both established and recently planted woodland avenue, a number of courtyards, extensive lawns and terraces. The ground are beautifully maintained with pathways meandering through to a wonderful summerhouse, children's playhouse, aviary and to the rest of the land, which could be used for a smallholding or for those with an equestrian interest.

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## Directions









# Floor plans



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 2002/91/EC	



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