

The Old Watermill, West Woodside, Wigton, CA7 0LW

Guide Price £675,000

PFK

The Old Watermill

West Woodside, Wigton

This exceptional five bedroom, four bathroom detached period stone house combines characterful accommodation with modern comfort in a picturesque rural setting. Exposed stonework, decorative beams and a spiral staircase reflect the property's distinctive character, while mature gardens and views across the surrounding countryside add to its considerable appeal.

The spacious reception rooms situated to the first floor offer inviting settings for both everyday family life and entertaining, with exposed beams, vaulted ceilings and feature stone walls providing warmth and interest. A wood burning stove creates a cosy focal point in the main living room, while generous windows, skylights and glazed doors bring natural light into the accommodation. An elevated terrace accessed from the sitting room provides a further space to sit and enjoy the countryside views.

At the heart of the home, the contemporary kitchen features integrated appliances and a central island with seating, creating a sociable space for cooking, dining and gathering with family and friends. Direct access to the raised balcony with a glass balustrade extends this kitchen space outdoors, offering an attractive spot for al fresco dining overlooking the rear garden.













The Old Watermill

West Woodside, Wigton

Five well proportioned bedrooms set across both floors provide flexible accommodation for family and guests, with built-in storage, en-suite facilities to 3 of the 5 bedrooms and options for home working. Contemporary bathrooms, including walk in showers and sleek vanity units.

The established gardens form a particularly appealing feature, with lawns, planted borders and a variety of mature shrubs and trees creating a leafy setting. Pathways lead through the grounds, which extend down to a stream, while outdoor seating areas offer places to relax and enjoy the surroundings. A dedicated laundry room within the garden and useful storage sheds add to the practical appeal.

To the front, a pathway leads to the main entrance, while the driveway approaches double gates opening onto a further parking area. The generous parking provision offers space for residents and visitors, including room for camper vans, alongside a triple garage/workshop. Combining versatile living space, distinctive period detail and delightful outdoor areas, this is a welcoming rural home with much to offer.

ACCOMMODATION

Ground Floor

Entrance
6' 0" x 5' 3" (1.84m x 1.61m)

Bedroom 2
9' 8" x 8' 0" (2.95m x 2.44m) & 11'10" x 7'10" (3.37m x 2.40m)

En-suite
6' 10" x 5' 4" (2.08m x 1.62m)

Hallway
15' 11" x 10' 8" (4.84m x 3.24m)

Bedroom 1
18' 2" x 10' 2" (5.54m x 3.09m)

Inner Hall
7' 10" x 4' 4" (2.40m x 1.32m)

Storage Room (potential en suite to Bedroom 1)
18' 7" x 6' 9" (5.66m x 2.07m)

Bathroom
9' 11" x 8' 3" (3.03m x 2.51m)

Bedroom 3
17' 2" x 8' 4" (5.22m x 2.53m)

Rear Hallway to garden
4' 11" x 5' 0" (1.51m x 1.53m)

First Floor

Living Room
27' 4" x 16' 0" (8.34m x 4.88m)

Bedroom 4
16' 0" x 10' 10" (4.88m x 3.31m)

En-suite
9' 6" x 2' 7" (2.89m x 0.80m)













Bedroom 5
15' 1" x 9' 11" (4.61m x 3.03m)

En-suite
6' 10" x 5' 8" (2.08m x 1.72m)

Kitchen / Dining Room
19' 3" x 19' 0" (5.86m x 5.78m)

Sitting Room
19' 6" x 19' 5" (5.95m x 5.91m)

Outside:

Garden: To the front of the property, a pathway leads to the main entrance, while a driveway leads to the garage and approaches double gates which open onto a further driveway, providing additional off-road parking. The established rear garden is predominantly laid to lawn, with a variety of mature shrubs and trees creating an attractive leafy setting. Pathways wind through the garden, which extends down to a stream.

A laundry room is situated within the garden, while a raised balcony accessed from the kitchen provides a delightful space for outdoor dining and seating, overlooking the rear garden.

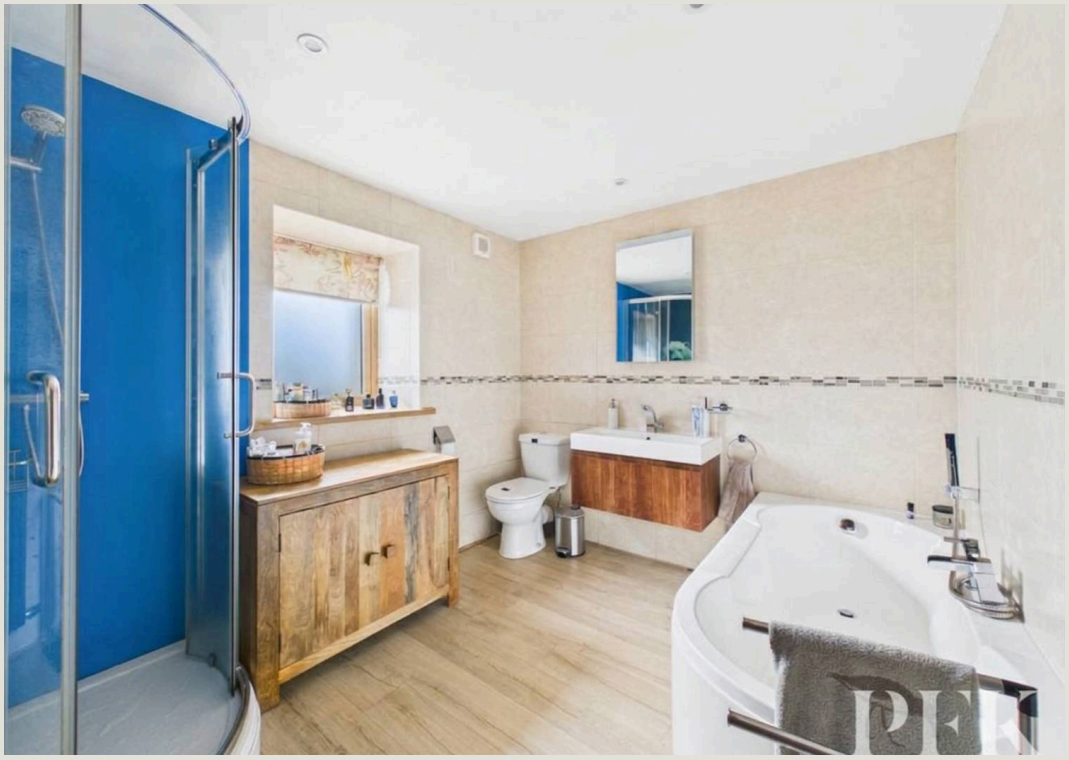
The area of the plot is 0.132ha / 0.327 acres

Driveway: Large driveway providing access to the triple garage/workshop and double gates providing further driveway/parking ideal for camper vans.

Triple Garage/Workshop: 18' 7" x 6' 9" (5.66m x 2.07m)

- **Tenure: Freehold**
- **Council Tax: Band F**
- **EPC Energy Efficiency Rating F**

















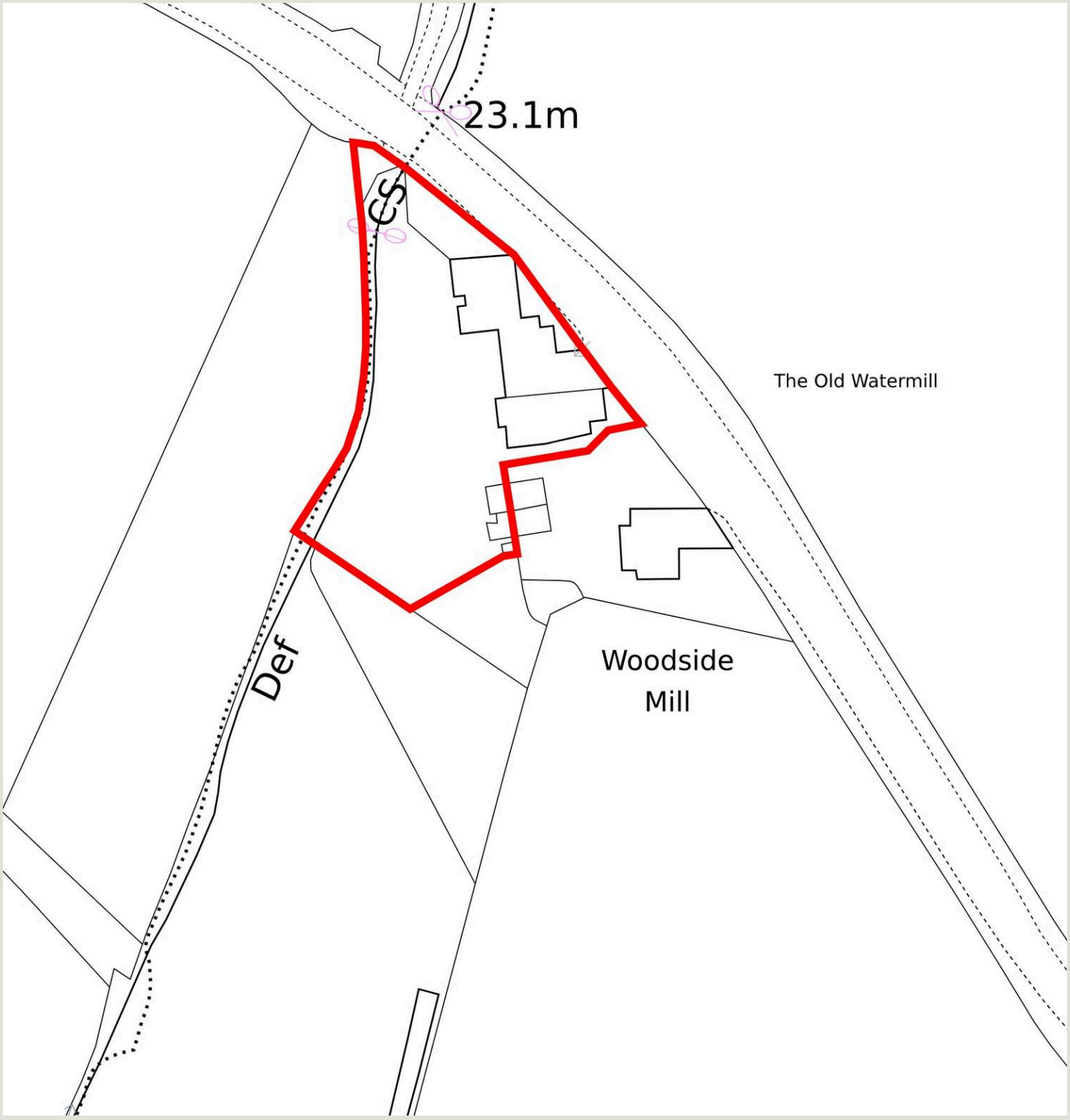
West Woodside is a charming hamlet located just 3 miles outside the town of Wigton, offering a tranquil countryside setting while still being conveniently close to local amenities. This picturesque location combines the peace and beauty of rural living with easy access to the town's shops, schools and transport links. With lush green fields and rolling hills nearby, making it perfect for those who enjoy outdoor activities such as walking, cycling, and nature watching. Yet its proximity to the A595 ensures that popular local destinations such as Carlisle (9 miles), Cockermouth (18 Miles), Keswick (22 miles) are all easily accessible by car. For those looking for a peaceful retreat with easy access to urban amenities, West Woodside offers an ideal blend of both. Whether you're seeking a quiet rural lifestyle or a convenient base for exploring the beauty of the Lake District, this location is sure to appeal.

Directions: The property can be located via the Post Code: CA7 0LW or by using What3Words: ///closes.satin.cupboards

Services: Mains electric, water & LPG bulk tank heating.

Septic Tank: We understand that the property's existing septic tank is non compliant. The owners have identified a specialist to install a replacement system that meets the relevant requirements.

PLEASE NOTE: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply they are in full and efficient working order.





Floor 0





Floor 1

PFK

Approximate total area(1)

3126 ft²

290.3 m²

Reduced headroom

45 ft²

4.2 m²

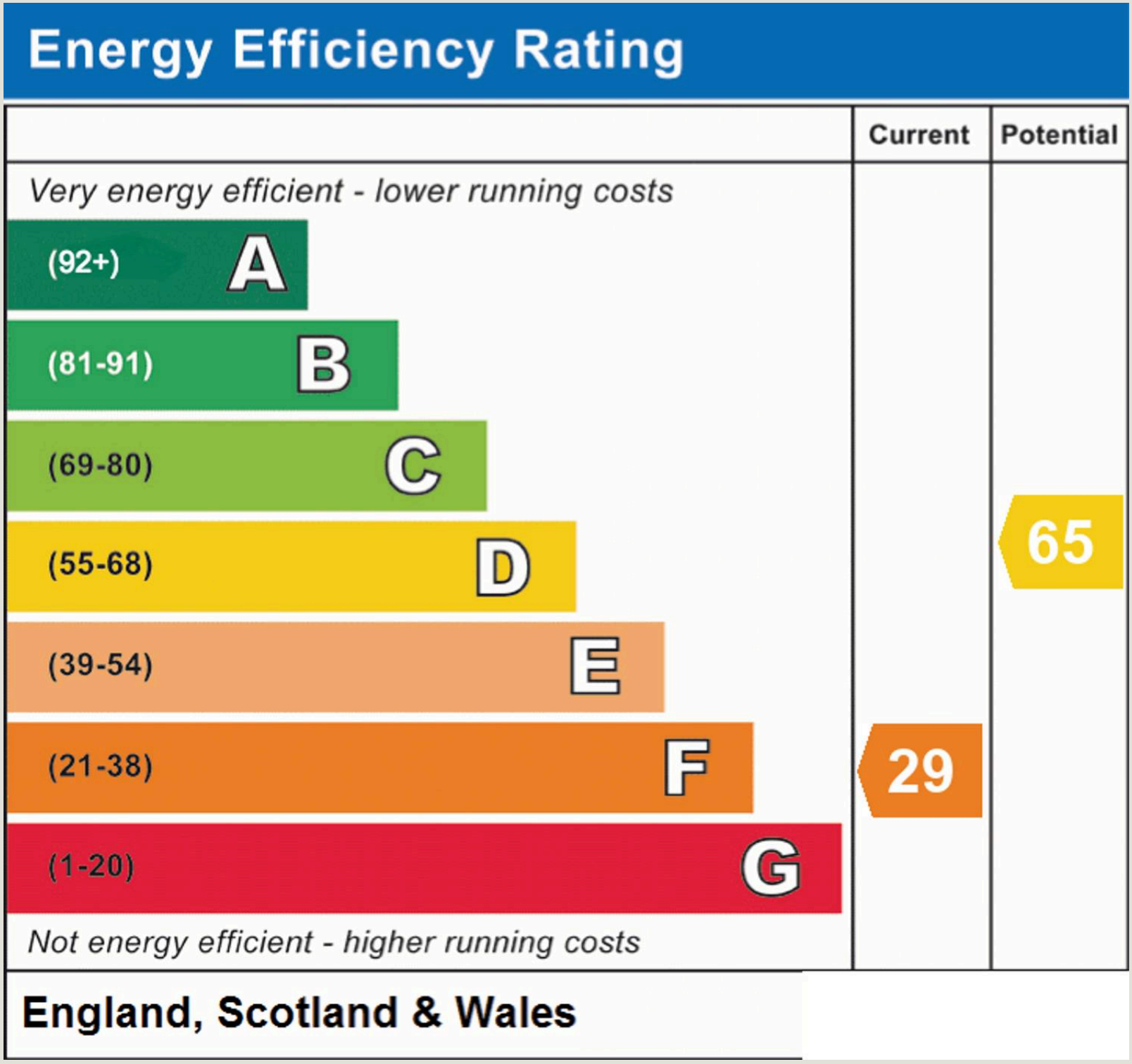
(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
65
29
England, Scotland & Wales



PFK Estate Agents

9-10 Devonshire Chambers, Penrith, Cumbria - CA11 7SS

01768 862135

penrith@pfk.co.uk

www.pfk.co.uk

PFK

The Property Ombudsman

APPROVED CODE TRADINGSTANDARDS.UK

RICS Regulated by RICS