

Solsgirth House

SANDALE | BOLTONGATE | WIGTON | CUMBRIA



FINEST
PROPERTIES



A unique and spacious detached property set in an idyllic
location just outside the Lake District National Park

Wigton 6.1 miles | Hesketh Newmarket 6.7 miles | Keswick 13.3 miles | Carlisle 16.5 miles
M6 Junction 41 18.4 miles | Penrith 20.9 miles



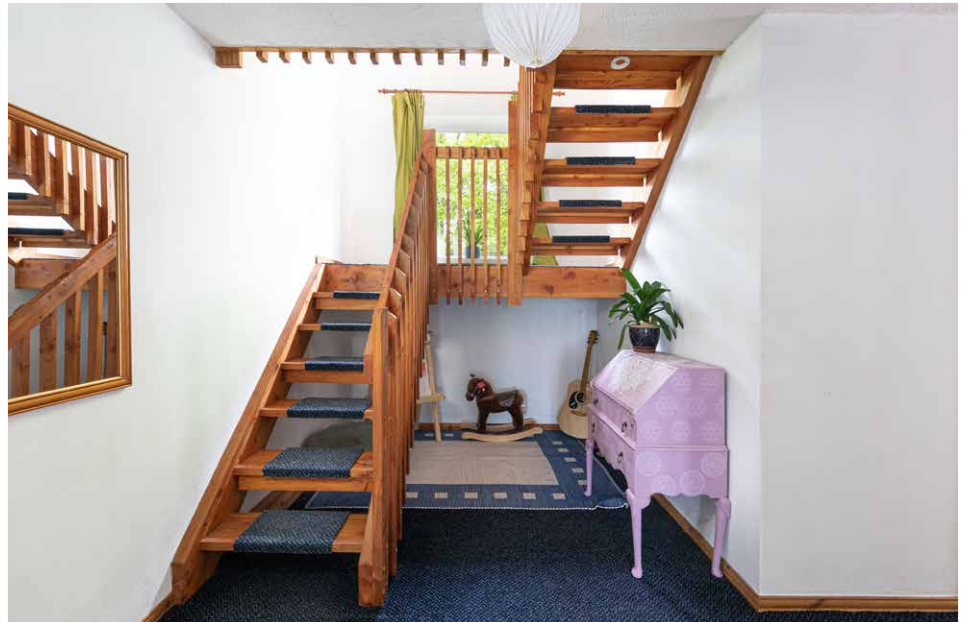


Accommodation in Brief

Entrance Hall | Sitting Room | Kitchen/Breakfast Room | Pantry | Utility Room
Sun Room | Ground Floor Shower Room | Five Bedrooms
Bathroom | Store Room

Integral Double Garage | Driveway & Parking | Gardens | Patio







The Property

Solsgirth House is an attractive and well-presented Cumbrian property occupying a wonderful position just outside the northern edge of the Lake District National Park. Situated in a quiet location with stunning surroundings, the property benefits from all that the Lake District has to offer combined with a peaceful and private setting. The property has bright and spacious contemporary interiors along with an inviting external appearance that perfectly blends with the beautiful countryside.

The light and generous entrance hall provides access to the accommodation and also links to the integral double garage. The principal reception room is the fantastic sitting room with a lovely open atmosphere. The L-shaped room offers great flexibility to define seating areas or a dining space if required, and the whole room is filled with natural light from a dual aspect as well as two pairs of glazed doors that lead to the sun room. The sun room is a great spot to relax with views overlooking the gardens to the countryside beyond. The kitchen/breakfast room has a good range of contemporary fitted units and is again light and airy. There is ample space for a table and chairs for casual dining. The kitchen is also served by a pantry and a large utility room with further workspace, room for white goods and external access. A ground floor shower room provides accessible facilities with a walk-in shower, wash hand basin and WC.

The attractive spindled staircase rises via a half landing to the first floor where there are five bedrooms with varying outlooks. All of the bedrooms are of a good size and four benefit from fitted wardrobes. There is scope to use a bedroom as a study for any parties wishing to work from home. The first floor bathroom has a white suite comprising bath with shower over, wash hand basin and WC. There is access from one bedroom to an expansive store room which sits above the integral garage.







Externally

A gated entrance leads to the driveway with plenty of parking space in addition to the integral double garage. Attractive mature gardens wrap around Solsgirth House, with colourful plantings and shrubs surrounding lawn to the front. Mature trees at the boundaries provide shelter and privacy, and paved seating areas are the perfect place to enjoy the idyllic location.

There is potential to create more accommodation within the integral garage and loft spaces; there is also opportunity to develop further within the plot which extends to around 0.41 acres in all.

Local Information

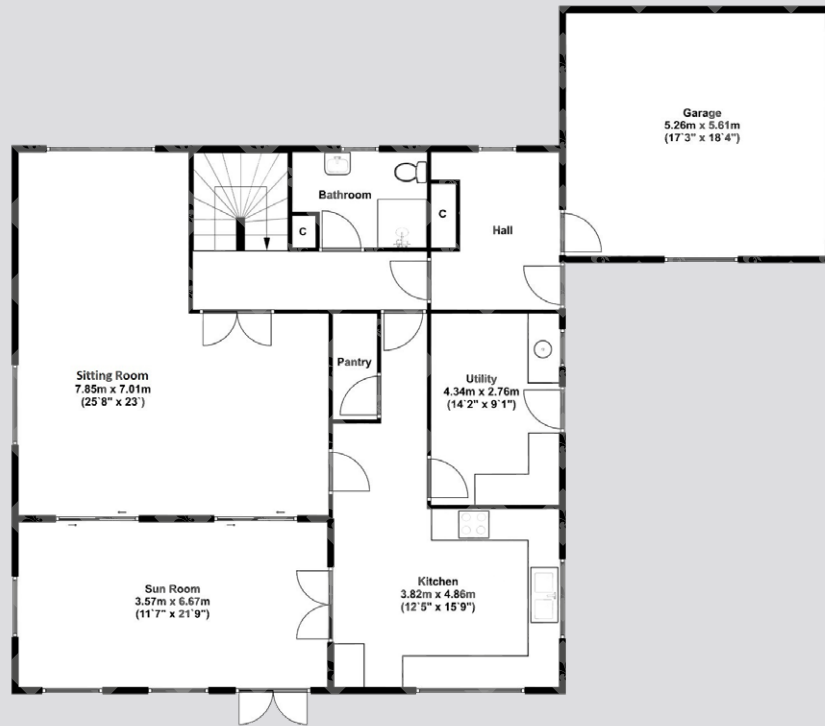
Sandale is a peaceful hamlet just outside Boltongate, a small village situated just outside the northern edge of the Lake District National Park yet with easy access to all that the Lake District has to offer. Renowned local landmarks include nearby Skiddaw, Bassenthwaite and the Uldale Fells. For the outdoor enthusiast the property is ideally placed for fell walking, climbing and cycling, with water sports and boat trips close by.

The nearby villages of Ireby and Uldale provide pubs, a gallery and a tearoom, whilst Caldbeck, Hesketh Newmarket and Bassenthwaite offer a range of facilities. To the south is Keswick, with a thriving community and a range of local amenities including a variety of shops, supermarkets, cafes and public houses, together with hotels, banks, garages, library, doctor and dentist surgeries and a market twice a week. Also nearby is the modern leisure complex, gymnasium and spa at Armathwaite Hall and many different country pursuits to take part in.

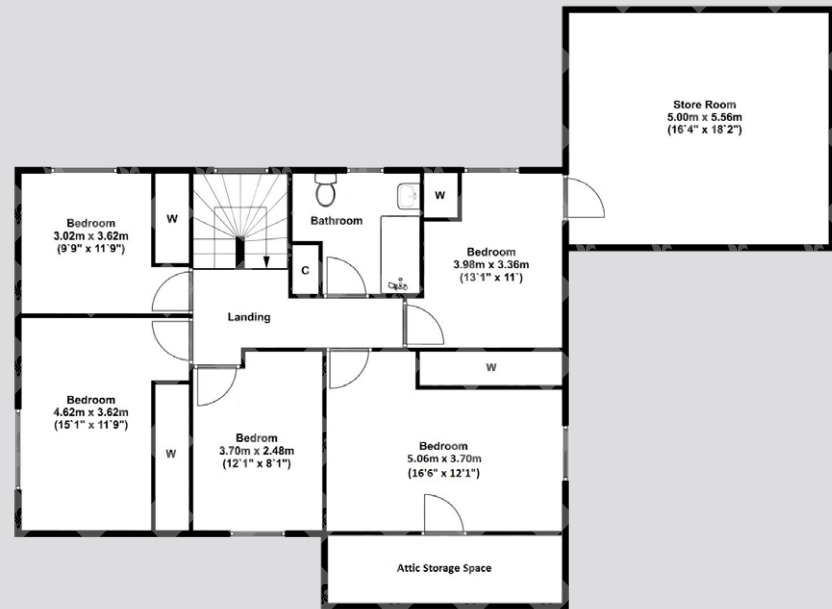
The regional centre of Carlisle is within easy reach and provides further comprehensive cultural, educational, recreational and shopping facilities.

For the commuter the M6 is within easy reach for onward travel north and south. Main line rail services are available at both Penrith and Carlisle which provide fast and frequent services to London in the south and to Glasgow in the north. The rail station at Carlisle provides regular connecting services east to Newcastle.

Floor Plans



Ground Floor



First Floor

Directions

Travelling on the M6, leave at Junction 41, taking the B5303 (Wigton). After 11.3 miles turn left on to the B5299 (Caldbeck), then after 5 miles turn right on the B5299 signposted Keswick, Ireby, Uldale. After 0.5 miles turn right to stay on the B5299 signposted Ireby, Mealsgate, Aspatria. Continue for 2.5 miles then turn right signposted Sandale. Take the first left turn and continue for 0.2 miles. Solsgirth House 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 and water. Private drainage to septic tank. Bottled LPG-fired central heating.

Postcode

Council Tax

EPC

Tenure

CA7 1DE

Band F

Rating D

Freehold

Viewings Strictly by Appointment

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