

Dockrayrigg House

OULTON | WIGTON | CUMBRIA



FINEST
PROPERTIES



An imposing country house with
beautiful gardens in a glorious countryside setting

Wigton 1.4 miles | Carlisle 12.7 miles | Carlisle Lake District Airport 17.8 miles
Keswick 22.5 miles | Penrith 24.3 miles



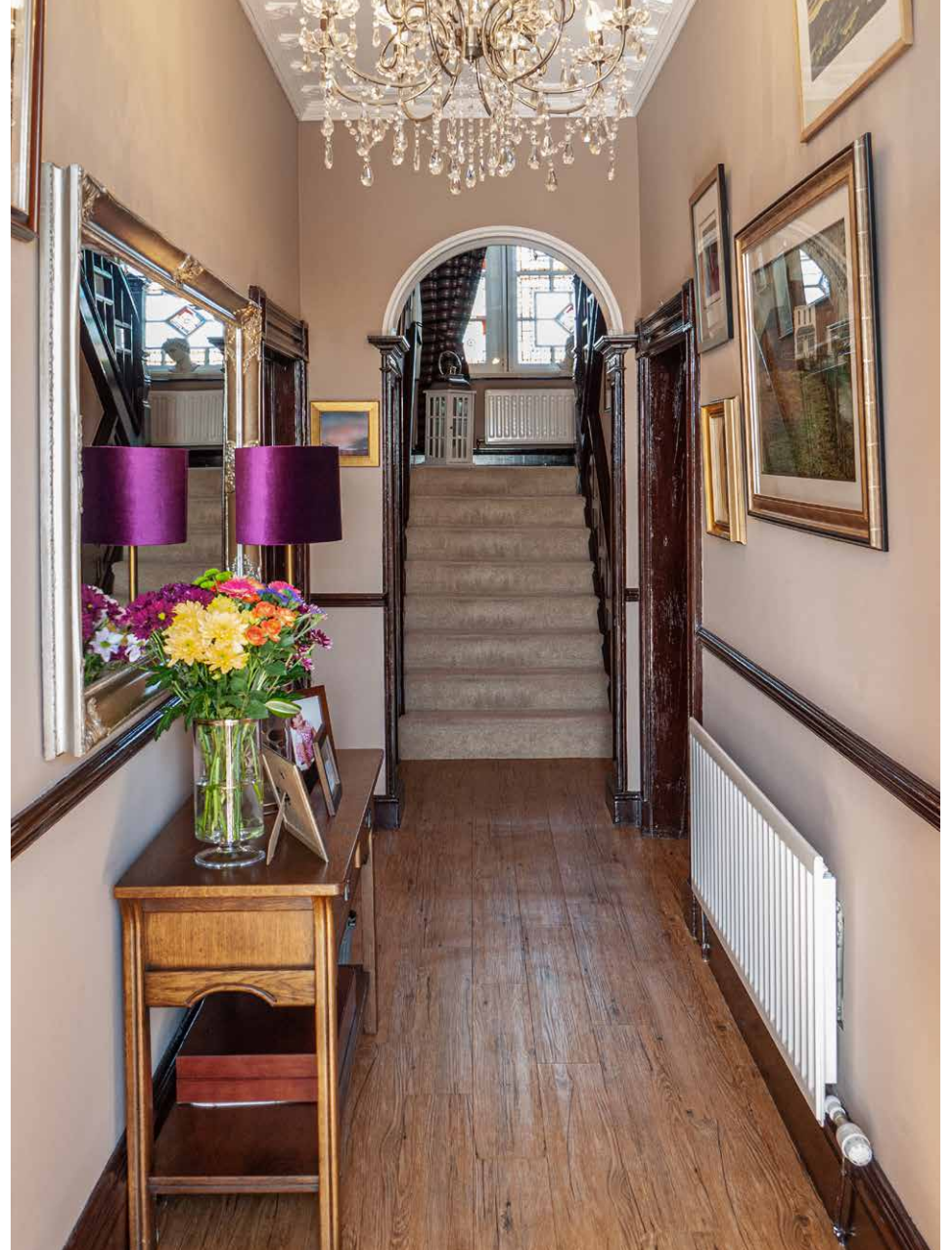


Accommodation in Brief

Entrance Hall | Sitting Room | Drawing Room | Kitchen/Breakfast Room
Dining Room | Study | Utility | WC | Principal Bedroom
Three Further Bedrooms | Family Bathroom
Store Room

Barn with Two Garages & Store | Driveway | Parking
Gardens | Patio | Greenhouse | Walled Courtyard

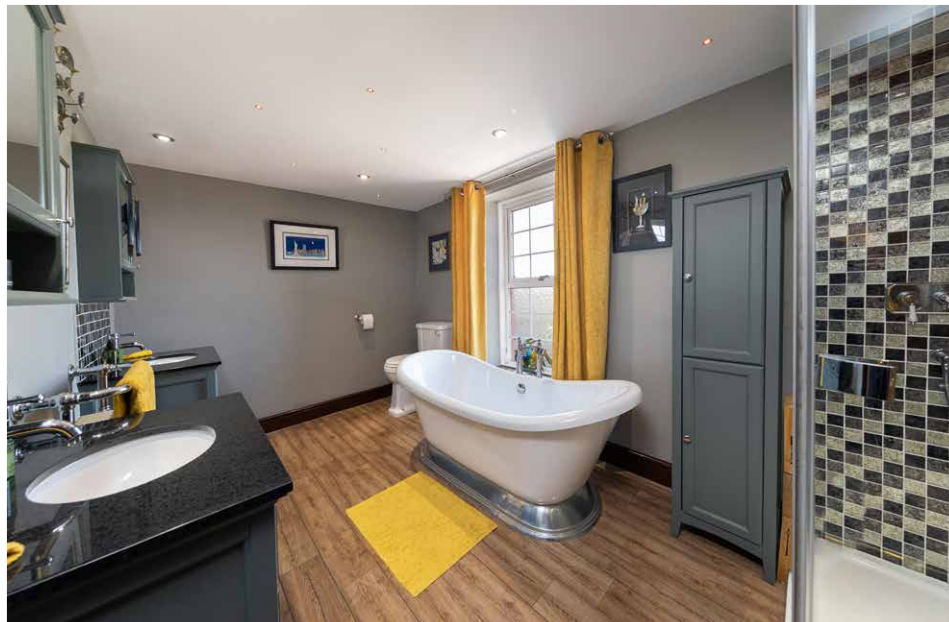






The Property

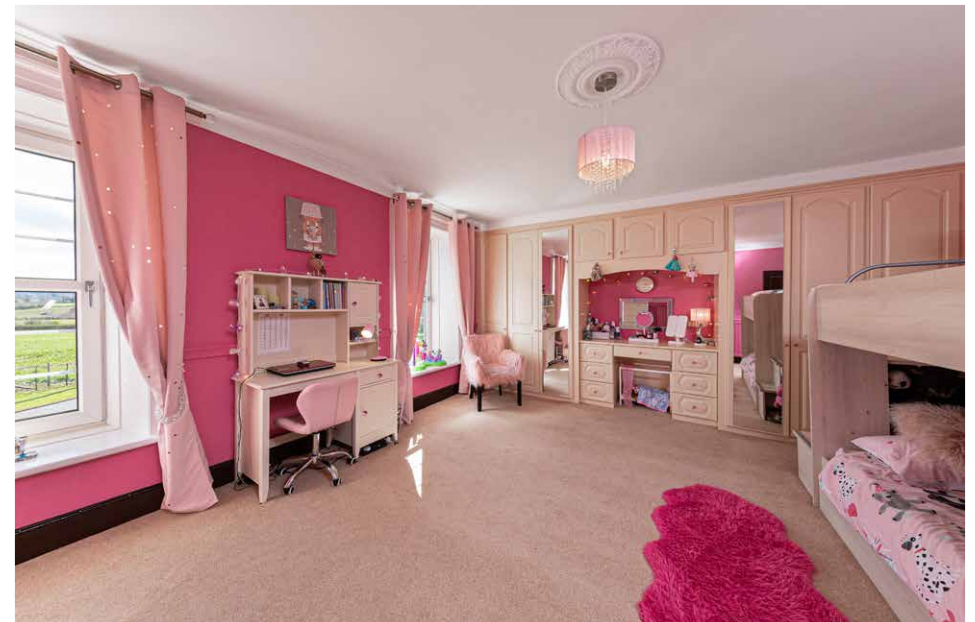
Dockrayrigg House is a hugely appealing and impressive country house situated in a fabulous rural location within easy reach of both the Solway Coast Area of Outstanding Natural Beauty and the Lake District National Park. Located on the outskirts of the hamlet of Oulton, the property offers beautiful open views of the surrounding countryside. Part of a small and select development, Dockrayrigg House is the original farmhouse and enjoys a southerly aspect, with the two traditional adjoining barns to the rear. The house is believed to originally date back to the 17th century and retains a host of wonderful period features including detailed cornicing and coving, servant bells and the grand cast iron bread oven. The current owners have sympathetically updated and renovated to create a superb property home full of character and history yet perfect for modern day living.



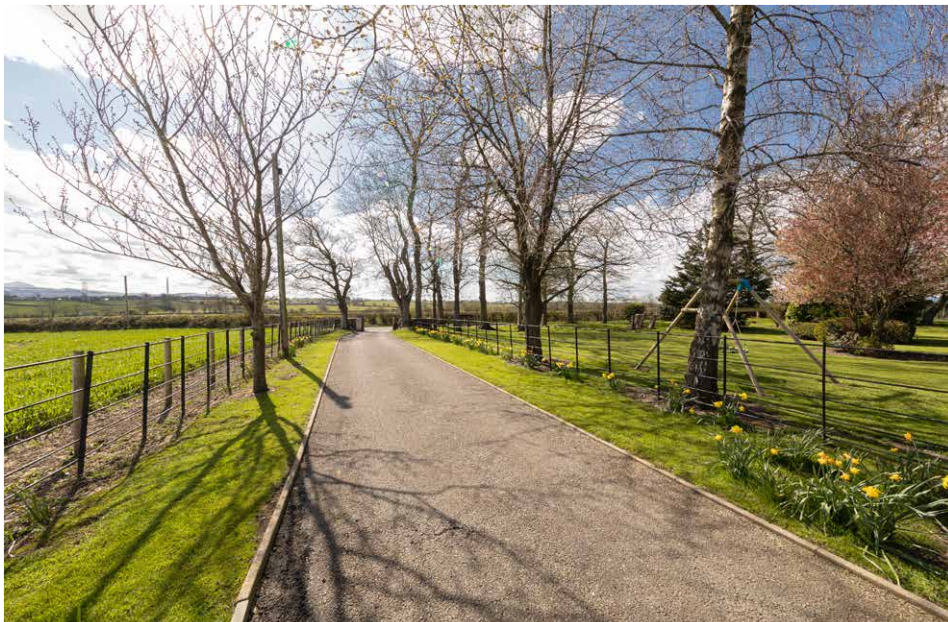
The front door opens from beneath a lovely covered portico to the entrance hallway which immediately sets the scene for the property. There are two grand reception rooms positioned either side of the hallway. Both the drawing room and sitting room feature magnificent bay windows with seating along with attractive marble fireplaces. The reception rooms provide impressive space for relaxation and entertaining. Accessed from the sitting room is the truly spectacular kitchen/breakfast room. This warm heart to the home has been carefully designed with a traditional feel complemented by an outstanding finish. Solid wood bespoke cabinetry with complementary walnut work surfaces provide extensive storage. A central island offers space for every day dining and casual entertaining, whilst appliances include a striking Falcon range oven, Miele electric cookers, boiling water tap, Falcon wine cooler and space for an American style fridge freezer. The kitchen is further served by a utility/boot room which also features the old bread oven and has access to an upper store room and lower basement. An adjoining WC provides convenience.

There are two further spacious rooms on the ground floor. The dining room offers more formal entertaining space, whilst the study houses the servant bells as a striking focal point. The study is an ideal spot for working from home.

The staircase is bathed in light from a gorgeous stained glass window at the half landing level. The principal bedroom is hugely generous with the exposed timber beam vaulted ceiling adding to the sense of lightness and space. Three other substantial bedrooms all benefit from varying outlooks. The bedrooms are served by the beautiful and luxurious family bathroom with elegant part-tiling, soft colour palettes and high quality fixtures and fittings. The bathroom suite comprises free-standing roll top bath, separate walk-in rainfall shower, his & hers sinks set in vanity units, heated towel rails and WC.







Externally

The property is approached through a pillared gateway and along a lovely tree lined driveway that sweeps through the south-facing plot up to a parking and turning area in front of the house. Adjoining the main house is a two storey barn incorporating two garages with a store room above. An electric car charging point is positioned on the outer wall of the garage. This could offer the potential to create additional living space or be configured for a number of uses, subject to securing the necessary consents.

The gardens are well-maintained and carefully laid out to provide a variety of areas to relax throughout the day. There are lawned areas dotted with mature trees along with a raised planting bed and a useful greenhouse. A patio which can be accessed directly from the kitchen has ample space for outdoor dining beside the raised pond, with the summerhouse to one side if shelter is needed. Nestled in one corner of the garden is a peaceful raised seating area that is sure to be a favourite spot, with views stretching across open countryside. To the rear of the property is a walled courtyard garden.

Local Information

The nearby market towns of Wigton and Aspatria are within easy travelling distance for everyday amenities and the property is within commuting distance of many busy centres. Cockermouth is within easy reach and provides a wide range of shops, supermarkets, chemists, medical and dental surgeries, sports centre and many restaurants and pubs. Carlisle provides further comprehensive cultural, recreational and shopping facilities.

There is a choice of popular primary schools in the area and for secondary schooling there are highly regarded schools in Wigton and Cockermouth. For the commuter there is easy access to Carlisle and onwards to the M6 for links to the north and south. There is a rail station at Wigton which offers services on the Cumbrian Coast Line while the rail station at Carlisle provides regular services to major UK cities north and south and also services east to Newcastle.

Floor Plans

Total area: approx. 402.3 sq. metres (4329.8 sq. feet)



Ground Floor



Directions

Travelling on the A596 towards Wigton, follow the sign for Kirkbride. Follow the road for approximately 0.9 miles heading north. Take the right-hand turn through a pillared gateway with curved walls and sign "Dockrayrigg House". Follow the driveway to the property.

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. LPG central heating.
Drainage to shared septic tank.

Postcode

CA7 0NE

Council Tax

Band E

EPC

Rating E

Tenure

Freehold

Viewings Strictly by Appointment

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