



**DAVIDSON  
& ROBERTSON**  
RURAL SURVEYORS & CONSULTANTS

**FOR SALE**  
**Woodrow House**  
**Wigton, Cumbria, CA7 0AT**



# Woodrow House

## Wigton, Cumbria, CA7 0AT

A fantastic chance to acquire an idyllic rural 5 bedroom detached house with office in an extremely accessible location. Woodrow House is a great opportunity for those looking for the good life within a very well located part of Cumbria, a short distance from the Lake District National Park. The house is situated in the quiet hamlet of Woodrow near Wigton which has excellent access to Wigton and the A595 with outlooks over the countryside. The attached barn could lend itself to a range of uses such as an extended home office or developing a granny annexe subject to necessary permissions and consents.

- Rural location
- Barn/workshop
- Ideal for working at home
- Granny annexe potential
- Detached garage
- Mature garden For sale by Private Treaty as a whole

For sale by Private Treaty as a whole

### Selling agents

**Joe Bell MRICS**

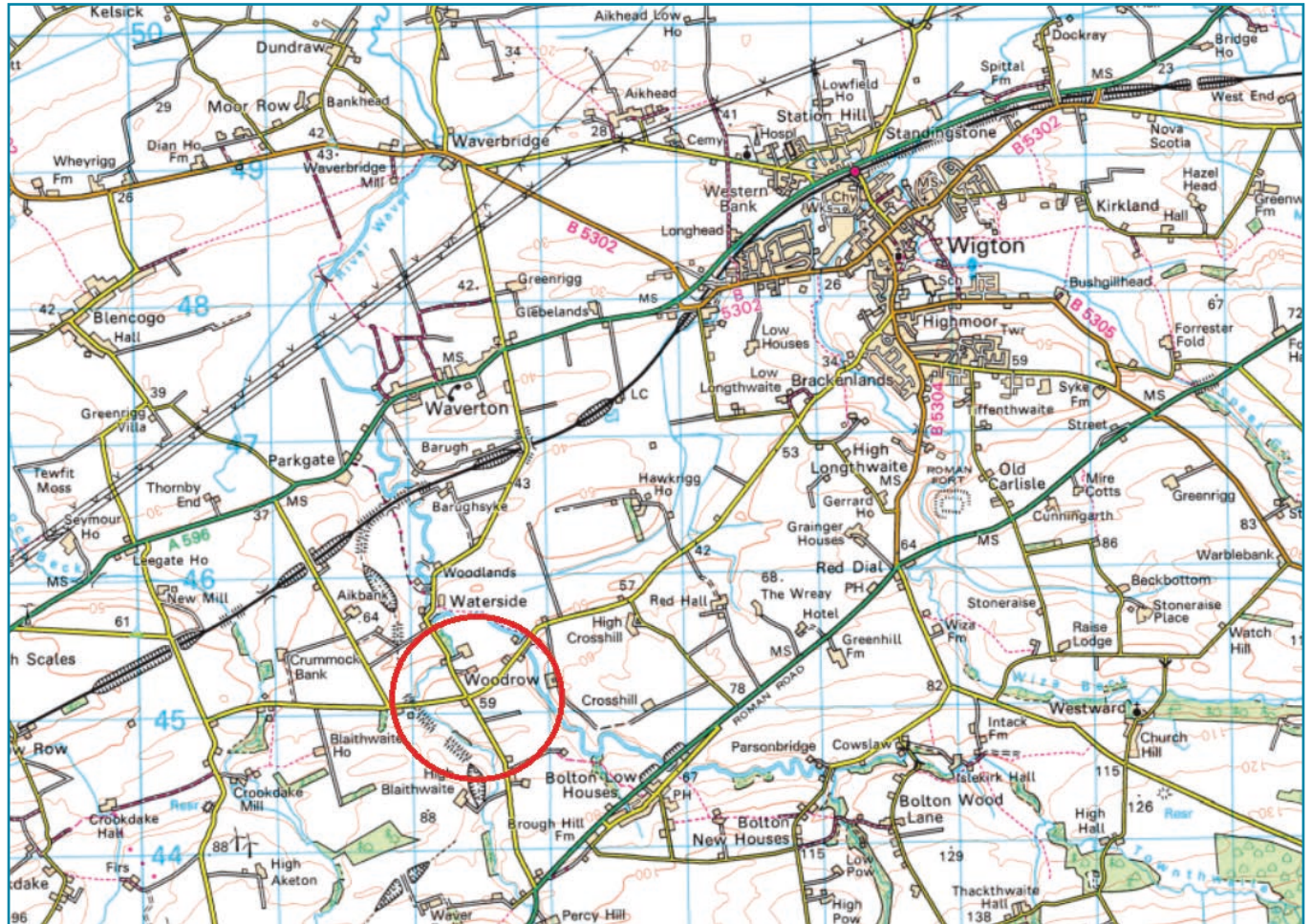
**Davidson & Robertson**

Suite 7M  
Lakeland Business Park  
Cockermouth  
Cumbria  
CA13 0QT

Tel: 01900 268633

Email: [sales@drrural.co.uk](mailto:sales@drrural.co.uk)

Web: [www.drrural.co.uk](http://www.drrural.co.uk)



### Situation

The property is set in a rural location on the north-western outskirts of the Lake District National Park. The property has excellent transport links being located just 1 mile to the north of the A595. It is situated approximately 2.5 miles away from Wigton which benefits from schools and a range of local amenities such as supermarkets and local shops with nearby

Carlisle providing a range of outlet shopping and other services including schools, medical facilities and restaurants and has excellent links to the M6 and A74(M).

Located within 2 miles of the village of Bolton Low House which provides a primary school, pub, village hall and car dealership.





Bolton Low Houses – 2 miles  
Wigton – 2.5 miles  
Silloth – 12 miles  
Cockermouth – 13 miles  
Carlisle – 15 Miles  
Keswick – 18 miles

### Access

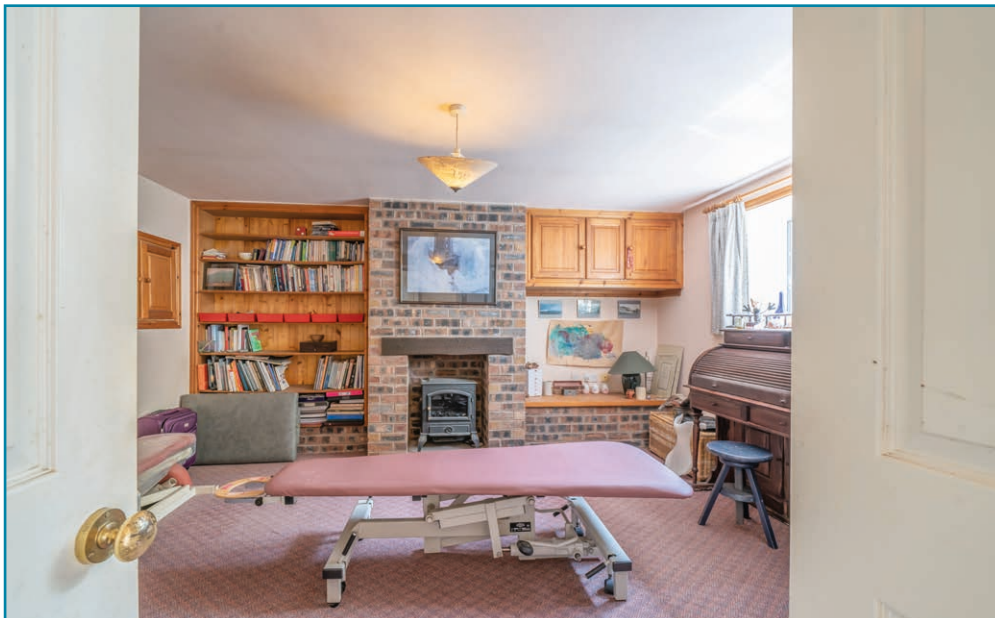
The property is accessed off the public highway linking the A595 & A596, approximately 1 mile from the A595.

### Directions

#### From Carlisle/the North

From Carlisle head west on the A595 towards Cockermouth for approximately 15.5 miles then take a right turning signposted towards Waverton. Continue along the public road for 1 mile, where the house is on the left hand side at the cross roads.







#### From Penrith/M6 South

From the South, come off at the M6 at J41 and follow the signs to Wigton/Silloth from the roundabout on the B5305. Continue the B5305 for approximately 17.5 miles when you reach the A595, turn left onto the A595 and then stay on it for approximately 3.5 miles. Turn right at the signpost for Waverton. Continue along the public road for 1 mile, where the house is on the left hand side at the cross roads.

#### From Cockermouth/the west/Lakes

From Cockermouth head north on the A595 towards Carlisle and continue on the road for approximately 11 miles then take the left hand turning signposted towards Waverton. Continue along the public road for 1 mile, where the house is on the left hand side at the cross roads.

### Description

Woodrow House is a traditional two-storey stone-built house with a part rendered finish under a slate and tile roof. The 4/5 bedroom property has a flexible layout with multiple reception rooms and benefits from a variety of outdoor spaces including a detached garage and former barn currently utilised as a workshop. The property also comes with 2 wood burners and an additional



aga. To the rear of the property is a private garden with patio, lawns and mature heritage apple trees. Off street parking is provided in front of the detached double garage. The property benefits from double glazing and gas central heating.

The accommodation consists of:

### Ground Floor

#### Porch 1.08m x 1.65m

#### Reception Room 4.63m x 4.56m

With feature fireplace with wood burner and parquet floor.

#### Living Room 4.54m x 3.70m

With feature fireplace.





**Kitchen 3.37m x 4.45m**

Dining kitchen with parquet flooring and Aga range.

**Living Room 2 5.44m x 3.75m**

Slate stone flooring with wood burning stove, double French doors leading to the garden.

**Utility room, 1.97m x 1.89**

With sink and cupboards

**WC**

**Laundry room 1.6m x 2.84m**

**Rear hallway 1.34m x 3.74m**

With access to rear



**Home office, 3.77m x 4.43m**

With feature fireplace.

**Second floor**

**Main landing**

From main staircase.

**Bedroom 1 3.68m x 4.59m**

Master bedroom with feature fire place, walk in wardrobe and ensuite with WC, sink & shower.

**Main Bathroom 2.12m x 3.47m**

Bath with shower, pedestal sink & WC.

**Bedroom 2 3.34m x 3.14m**

Double bedroom with fitted cupboard/airing cupboard



**Bedroom 3 3.45m x 4.45m**

Double bedroom with cupboard and feature fireplace.

**Bedroom 4 5.48m x 3.78m**

Double Bedroom.

**Rear landing,**

From rear stairwell with 2 large storage cupboards.

**Bedroom 5 3.56m x 4.77m**

Double bedroom with Velux window.

**Outside**

**Detached Double Garage 5.41m x 5.02m**

With doors to front, rear and access to side

**Barn 7.22m X 5.23m**

Stone/brick barn attached with mezzanine. Currently being utilised as workshop and general storage.



**Garden**

There is a private garden and lawns to the rear with mature apple trees and shrubs.

**Services**

The property benefits from mains electricity, water and gas, with drainage to a septic tank (buyers will accept the burden of ensuring the system is compliant). There are 2 wood burners and additional aga.

**Council Tax**

This property is in the Council Tax Band D.

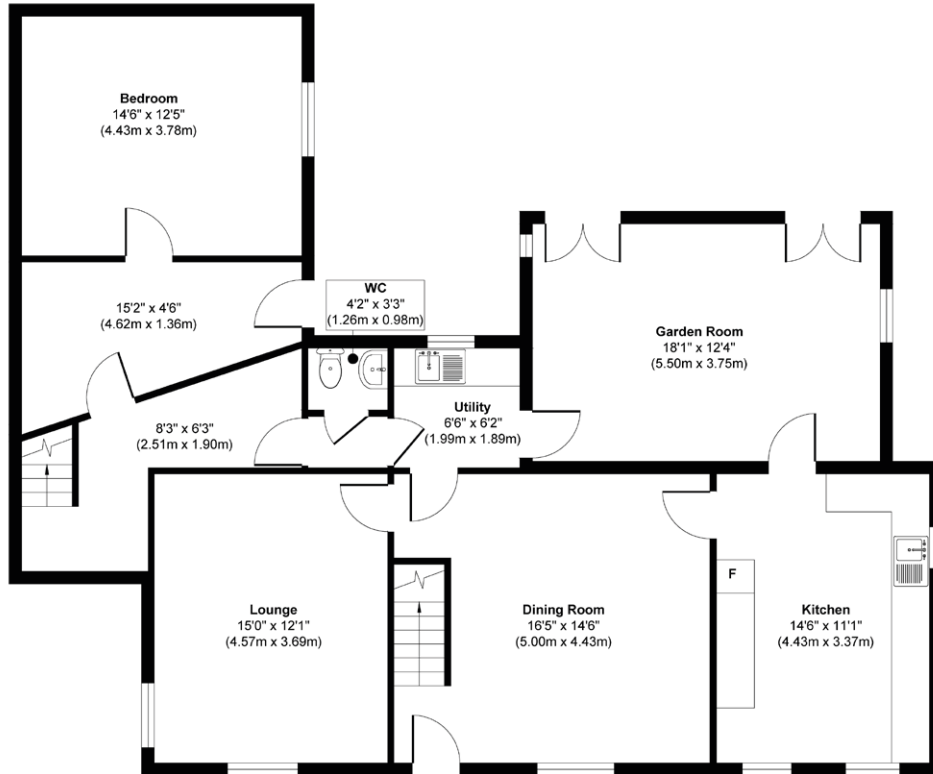
**Fixtures & Fittings**

All fixtures & fittings are included in the sale at no extra charge. No warranties are given for the fitted appliances.

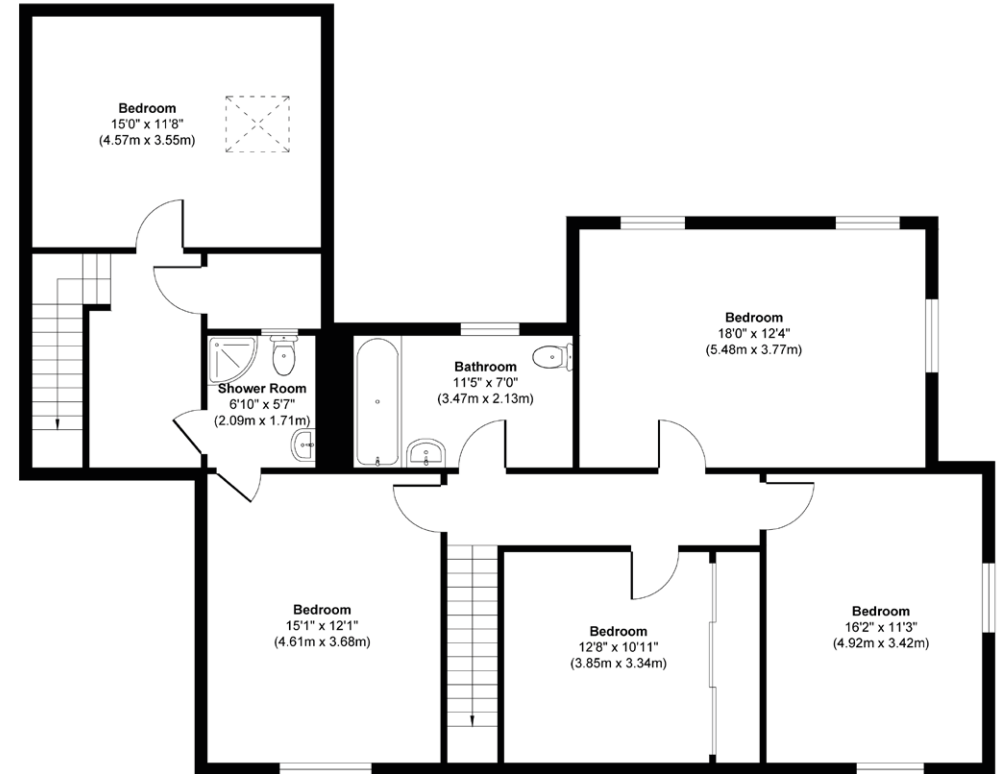
**Energy Performance Certificate Rating**

The EPC rating has been assessed as Band E. For full copies of the EPC information and copies of the reports please contact the Selling Agent.

## Woodrow House

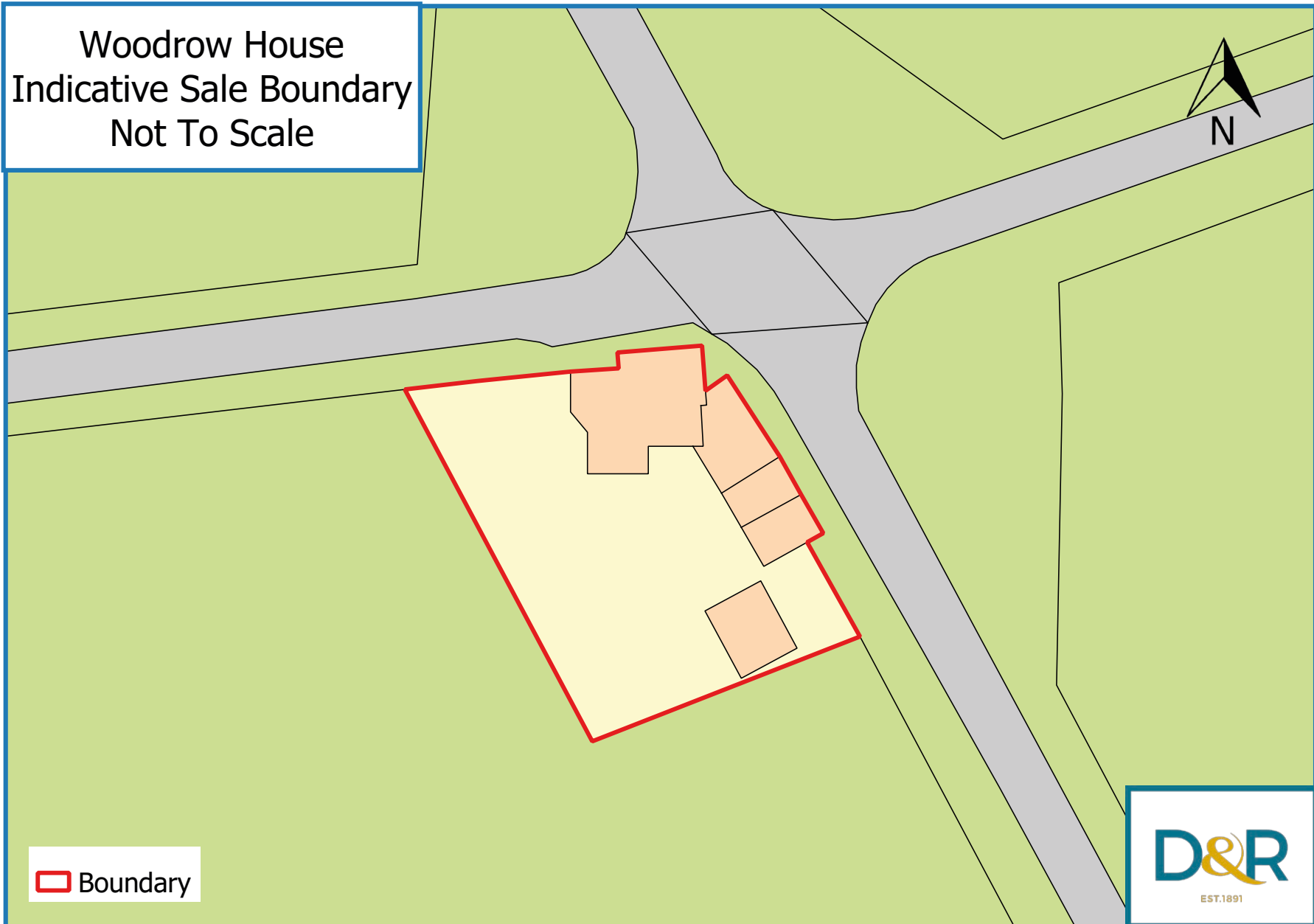


**Ground Floor**  
 Approximate Floor Area  
 1056 sq. ft  
 (98.15 sq. m)



**First Floor**  
 Approximate Floor Area  
 1251 sq. ft  
 (116.29 sq. m)











### Planning & development

There are no known recent planning applications on this property. There may be the potential to progress alternative uses subject to relevant planning and other permissions.

### Sporting & Mineral Rights

Any sporting or mineral rights are included in the sale in so far as they are owned and included within the vendor's title. Please note there is an exception referred to within the title document (small area tinted pink on the title plan). Please contact the Seller's Solicitors for further information.

### Sale

The property is for sale with Vacant Possession upon completion.

### Local Authority

Allerdale Borough Council  
Allerdale House  
Workington  
Cumbria  
CA14 3YJ

### Plans, Areas and Schedules

These are based on the Ordnance Survey and Title Deeds and are for reference only. They have been carefully checked and computed by the Selling Agents and the purchaser shall be deemed to have satisfied themselves as to the description of the property and any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

### Viewing

By strict appointment with the Selling Agents: Davidson & Robertson Rural. Telephone 01900 268633 or via email sales@drrural.co.uk

### Deposit

A deposit of 10% of the purchase price will be payable on exchange of contracts. This will be non-refundable in the event of the transaction failing to reach completion for reasons not attributable to the vendors or their agents.

### Solicitor

TBC

### Date of Entry

By mutual agreement.

### Important Notes

#### Closing Dates

A closing date may be fixed. Prospective purchasers who have notified their interest through solicitors to the selling agents, in writing, will be advised of any closing date, unless the property has been sold previously. The seller is not bound to accept the highest or any offer, or to go to a closing date.

#### Offers

Offers should be submitted to sales@drrural.co.uk or Suite 7M Lakeland Business Park, Cockermouth, Cumbria CA13 0QT. Should an offer be submitted to the office address please also confirm via email or telephone. The Vendor reserves the right to change the method of sale, sell the property without any prior notification or change the closing date. Prospective purchasers are therefore advised to register their interest with the selling agents following an inspection and having carried out suitable due diligence with regards to the subjects. The Vendor and their agents reserve the right to exclude, withdraw or amalgamate any of the land shown at any time. The Vendor and their agents also reserve the right to generally amend the particulars of sale. The agents also reserve the right to conclude negotiations by any other means at their discretion and a degree of flexibility is available to prospective purchasers. A closing date for offers may be fixed. The Vendor is not bound to accept the highest or indeed any offer or go to a closing date.

#### Third Party Rights and Easements

The subjects are sold together with and subject to all existing rights of way, easements, wayleaves and others, whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof.

#### Important Notice

Davidson & Robertson for themselves and for the Vendor(s) or Lessors(s) of the property described in these particulars, whose agents they are, give notice that: -  
1. These particulars are produced in good faith as a general outline only and do not constitute, nor constitute part of, any offer or contract.

2. No person in the employment of Davidson & Robertson has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars, nor to enter any contract relating to this property on behalf of the Agents, nor into contract on behalf of the Vendors.

3. It is the responsibility of any prospective purchaser or lessees to satisfy themselves as to the accuracy of any information upon which any prospective purchaser or lessee relies on in making an offer or bid. The making of any offer or bid for this property will be taken as an admission by the prospective purchaser or lessee that he has relied solely upon his own personally verified inspection and enquiries. No responsibility can be accepted for loss or expense incurred by prospective purchasers in viewing the property or in the event of any property being sold or withdrawn.

4. All descriptions, dimensions, references to condition and other details are given without responsibility and should not be relied on as statements of fact and prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of them. Descriptions of the property are subjective and are published as opinions and not statements of fact. They are not intended to be binding on the Vendors of their Agents.

5. Nothing in these particulars is to be regarded as a statement that the property is in good structural, agricultural or horticultural condition, nor should any statement be taken as a warranty to be implied that any services, appliances, equipment, installations or facilities on the property are in good working order. Prospective purchasers should satisfy themselves as to the condition of all such matters.

6. The Purchaser(s) shall be deemed to acknowledge that they have not entered into an agreement to purchase in reliance on any statement contained in these particulars, that they have satisfied themselves as to the content of each such statement by inspection, enquiry or otherwise and that no warranty or representation has been made by the Vendors of their Agents in respect of the property.

7. Any error, omission or misstatement in these particulars or any correspondence relating thereto shall not entitle the Purchaser to rescind or to be discharged from any Agreement to Purchase nor shall it entitle either party to compensation or damages, or give either party any cause of civil action.

8. The property is sold with all faults and defects whether of condition or otherwise and neither the Vendors nor their Agents will be held responsible for such faults and defects.

9. The photographs printed in these particulars show only certain parts of the property and they were not necessarily taken when the particulars were produced.  
10. Where any reference is made to planning permissions or potential uses, such information is given by the Vendor and their Agents in good faith. Prospective purchasers should make their own enquiries with the Local Planning Authority into such matters.

11. These particulars have been prepared in good faith and in accordance with relevant legislation at the time of writing.

Photos taken August 2022  
Particulars prepared August 2022





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**PARTICULARS AND MISREPRESENTATION** – These particulars are produced for the guidance of prospective purchasers and although they are intended to give a fair description of the property they do not constitute or form any part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise. Any measurements or distances referred to should be considered as approximate. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting a property that has been sold or withdrawn.

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