

Alkton | Wigton | Cumbria

Drumleaning





Accommodation in Brief

Lower Ground Floor

Basement

Ground Floor

Entrance Hall | Sitting Room | Drawing Room | Kitchen | Utility | Dining Room
Ground Floor Bedroom | Shower Room | Play Room

First Floor

Four Bedrooms | Dressing Room | Family Bathroom

Externally

Brick-Built Outbuilding with Garaging & Storage | Parking | Gardens | Extensive Range of
Agricultural Outbuildings | Paddock of Around 2.5 Acres







The Property

Drumleaving is a substantial and attractive five bedroom country house set within a peaceful rural position, well placed for access to both the Solway Coast Area of Outstanding Natural Beauty and the Lake District National Park. The house sits comfortably within its surroundings, with open views across the countryside and a sense of space that carries throughout the interiors and grounds.

Alongside the house is a detached period outbuilding and a further range of agricultural buildings, which together offer a notable degree of flexibility. While entirely separate from the day-to-day running of the house, these buildings provide scope for a variety of uses, whether for storage, workshop space, or potential income-generating opportunities such as secure storage, kennels or similar ventures, subject to the necessary consents. Three-phase electricity is connected, and a back-up generator is in place, allowing for a wide range of practical uses if required.



The house itself is a fine example of a Cumbrian country house, with well-proportioned rooms and a number of retained period features. A pillared portico leads into a welcoming entrance hall, from which two principal reception rooms are arranged, both enjoying open views and centred around feature fireplaces. The drawing room connects through to the country-style kitchen, which in turn leads to the dining room, where French doors open directly onto the gardens, creating an easy relationship between inside and out. A spacious utility room adds practicality.

To the rear of the house, a ground floor bedroom with French doors to the garden is positioned alongside a playroom and a well-appointed shower room. This part of the layout offers flexibility, with potential to be used for guest accommodation or as a more self-contained space if required.

The first floor provides four further double bedrooms, each with a different outlook across the surrounding landscape. One benefits from an adjoining dressing room, also accessible from the landing. These rooms are served by a well-appointed family bathroom, fitted with a freestanding roll top bath, separate walk-in shower, WC and wash hand basin set within a vanity unit.

A large basement, divided into two spacious rooms, provides useful additional storage.



Externally

The approach is via a wide tarmac driveway, opening out to a generous turning circle in front of the house and reinforcing the sense of arrival.

A substantial detached period barn sits to one side, currently arranged to provide garaging and storage, with further space above. The building is well suited to a range of alternative uses, whether as additional accommodation, a workspace or leisure space, subject to the necessary consents, though it remains equally valuable as practical storage aligned to a country lifestyle.

The gardens and grounds extend to approximately 4.47 acres and are predominantly laid to lawn, with a patio terrace positioned to be accessed directly from both the dining room and the ground floor bedroom.

To the rear, the agricultural buildings are set apart from the main garden areas, ensuring they do not dominate the immediate setting of the house, while still offering considerable flexibility for those with specific requirements.

To the south, a well-fenced paddock of around 2.5 acres slopes gently down to a stream, forming a natural boundary and offering clear appeal for equestrian or smallholding interests.

Agents Note

In addition to the main house and grounds, further land may be available by separate negotiation. In total, the wider holding extends to approximately 68.47 acres, comprising a mixture of productive agricultural land and areas of woodland and shelterbelts. The land is currently managed under a seasonal arrangement and presents an opportunity for those seeking a more substantial rural holding, or alternatively can remain as an adjoining asset without impacting the day-to-day enjoyment of the house.





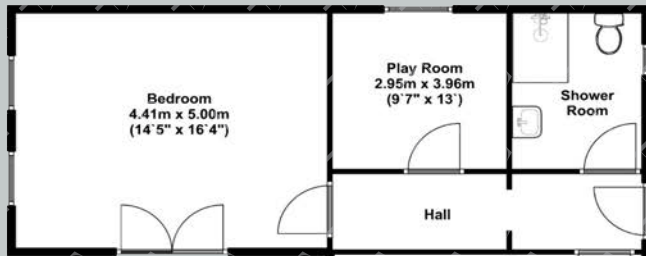
Local Information

Drumleaning is a hamlet in Cumbria surrounded by wonderful open countryside yet easily accessible and within reach of local and regional centres. The nearby market town of Wigton is within easy travelling distance for everyday amenities and the property is within commuting distance of many busy centres. Carlisle provides comprehensive cultural, recreational and shopping facilities, with a wide range of shops, supermarkets, chemists, medical and dental surgeries, sports centre and many restaurants and pubs.

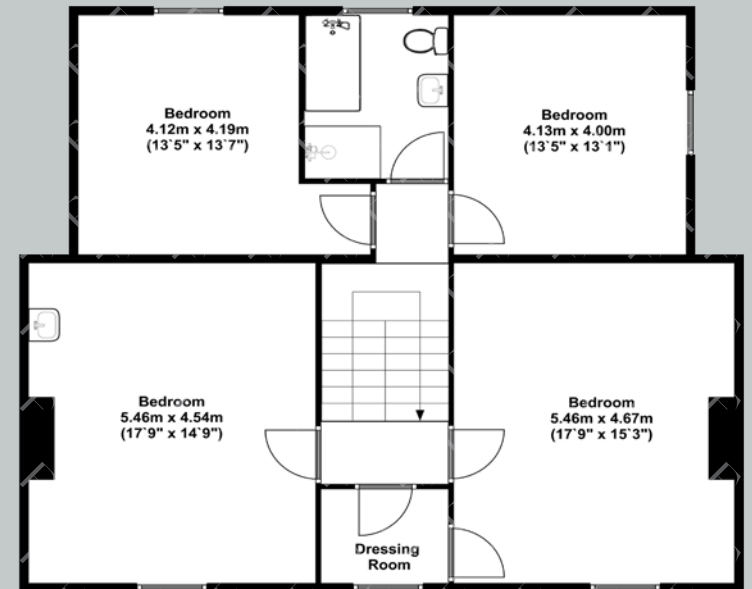
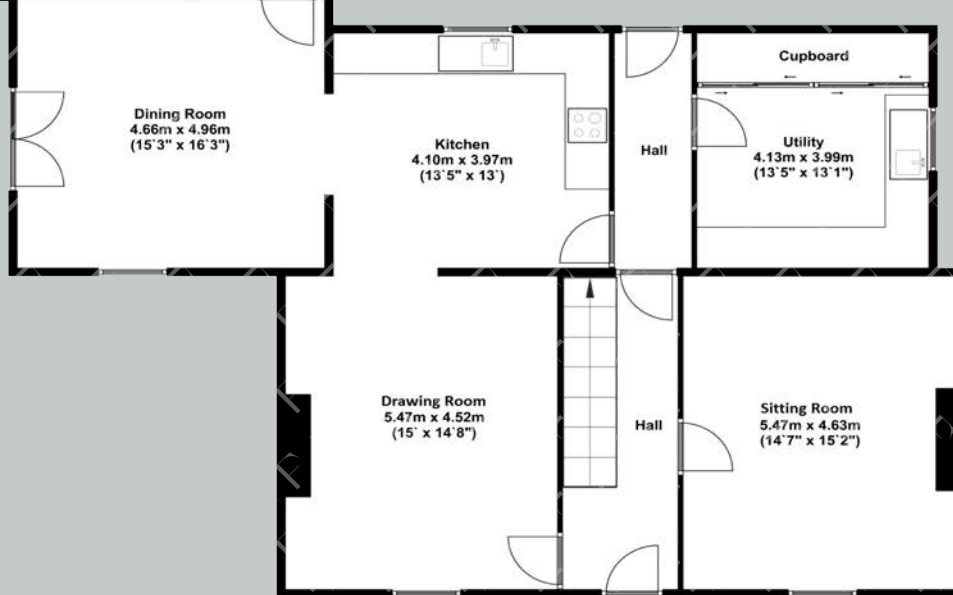
There is a choice of popular primary schools in the area and for secondary schooling there are highly regarded schools in Wigton and Cockermouth. For the commuter there is easy access to Carlisle and onwards to the M6 for links to the north and south. There is a rail station at Wigton which offers services 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

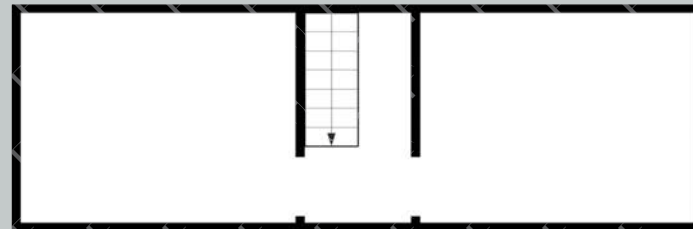
Total Area: Approximately 274sq. metres (2949.3 sq. feet)



Ground Floor



First Floor



Basement

Google Maps

what3words



//expecting.metro.glove

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 (single-phase to house, three phase to agricultural buildings).

Mains water. Private drainage to septic tank. Oil-fired central heating.

Underfloor heating in dining room and ground floor annexe area. Fibre broadband available.

Postcode

Council Tax

EPC

Tenure

CA7 0NU

Band E

Rating E

Freehold

Viewings Strictly by Appointment

T: 0330 111 2266

E: contact@finest.co.uk





Finest

PROPERTIES

White Ox | Scotland Road | Penrith | CA11 8QN

0330 111 2266 | contact@finest.co.uk

finest.co.uk

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