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Wigton | Cumbria

Osborne Farm



“An attractive small farm with farmhouse, a range of traditional and modern buildings and land”

The Property

Occupying a peaceful rural position on the edge of Wigton, Osborne Farm is an established small farm comprising a well-maintained traditional farmhouse, an extensive range of agricultural buildings and approximately 11.93 acres of productive grazing land with further land available by separate negotiation. Combining the practicality of a working farmstead with exceptional views towards the Solway Firth, Criffel and the Lakeland fells, the property offers considerable versatility for agricultural, equestrian or lifestyle use, while remaining within easy reach of local amenities. The farmhouse also offers scope for sympathetic extension, subject to the necessary consents, while pre-application planning advice has been sought regarding the future conversion of some of the existing buildings.

Approached via a country lane, Osborne Farm is centred around a traditional farmhouse flanked by an attractive range of stone and agricultural buildings that together create a well-established farmstead. Inside, the accommodation is bright, well maintained and thoughtfully arranged, offering comfortable family living while remaining true to its practical rural origins. The dual aspect lounge commands delightful views across the surrounding countryside towards Criffel, with an open fireplace complementing the room's traditional character. Across the hall, the separate dining room is bright and well proportioned, providing an inviting space for family meals and entertaining.



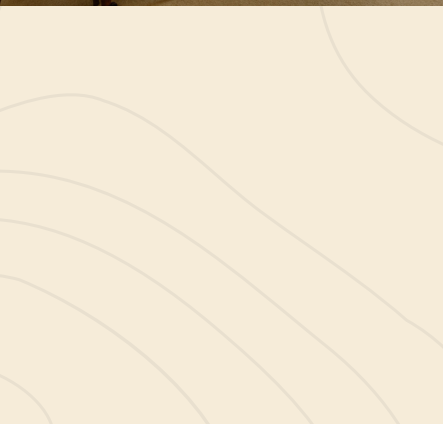
The kitchen is fitted with a comprehensive range of painted cabinetry and incorporates an electric Rangemaster cooker with five-ring hob, double warming plate and extractor, together with an integrated dishwasher, fridge and ample space for a breakfast table. Beyond, a spacious utility and boot room provides excellent ancillary accommodation with external access.

The first floor offers four well-proportioned bedrooms. The principal bedroom enjoys uninterrupted views across the adjoining grazing land, while the remaining bedrooms provide flexibility for family accommodation, guests or home working. A family bathroom fitted with a bath and overhead shower is complemented by a separate WC, creating a practical arrangement.

Throughout, the farmhouse has been carefully maintained, presenting light, well-balanced accommodation that will immediately appeal to those seeking a comfortable rural home, while also offering exciting opportunities to enhance or adapt the property over time.

Agents Note

Pre-application planning advice has been obtained from Cumberland Council indicating that the conversion of the traditional stone barn is likely to be supported, with further potential for the conversion of the larger agricultural buildings into residential dwellings, subject to obtaining all necessary planning permissions and statutory consents. Buyers should satisfy themselves through their own enquiries regarding any future development proposals.



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.

Postcode Council Tax EPC Tenure

CA7 9SY

Band C

Rating E

Freehold

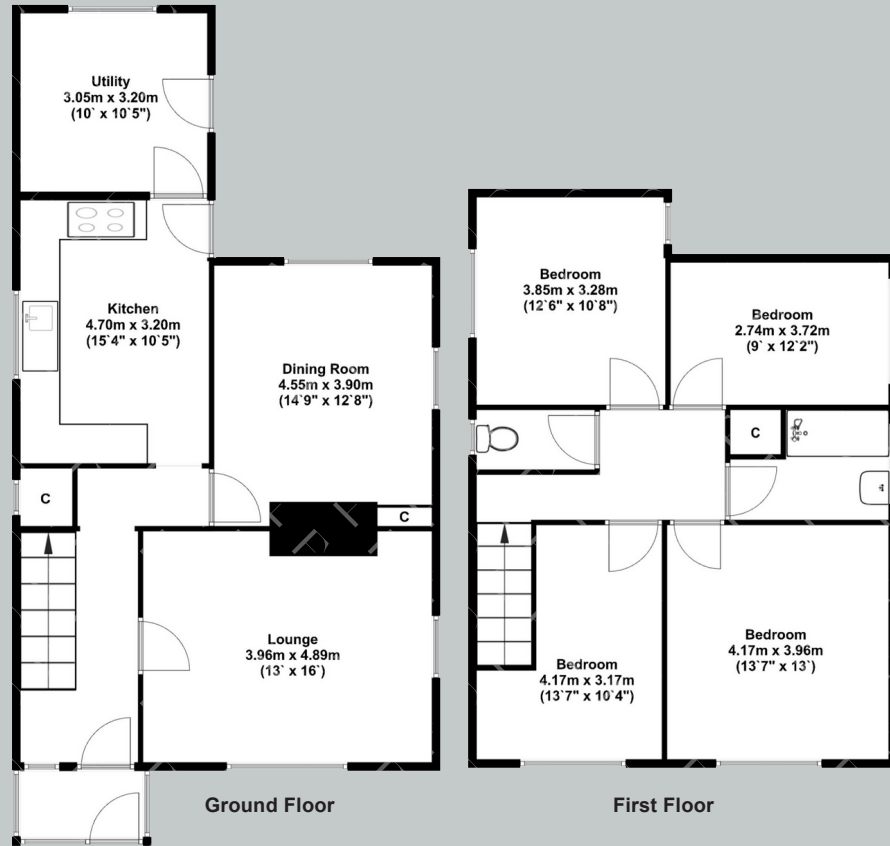
Services

Mains electricity and water. Oil fired central heating.

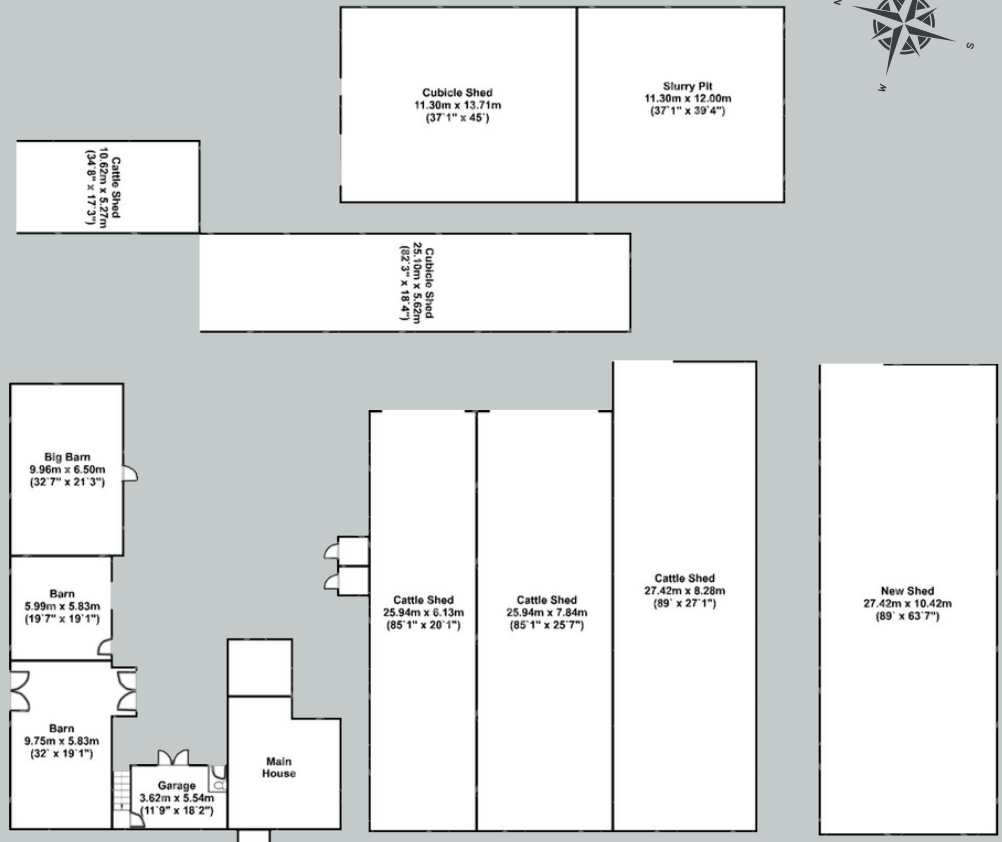
Private drainage via a septic tank.



Floor Plans



Farm House total area: approx. 140 sq. metres (1507 sq. feet)



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Viewings Strictly by Appointment



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