



**Hayward  
Tod**

**4 bedroom Detached House, paddock & barn | Lanshaw House | Aikton | Wigton | CA7 0JG**  
**Guide Price £420,000**





Detached house with garage in a generous plot with small paddock and large detached agricultural barn (14m x 8m). Good four bedroom accommodation and ample living space. Excellent opportunity.

entrance hallway | dining kitchen | snug/study | living room | sitting room | utility room | ground floor shower room WC | four bedrooms | family bathroom | attached garage | side and rear garden | small paddock | large detached open agricultural shed | oil central heating | septic tank | fully double glazed | EPC E | council tax band D

**APPROXIMATE MILEAGES** - Wigton 4.5 | Carlisle 10 | M6 motorway 11 | Cockermouth 20 | Newcastle International Airport 67

**WHY LANSHAW HOUSE?** - Situated amongst rolling countryside on the outskirts of the village of Aikton, Lanshaw House is conveniently located for access to Wigton and Carlisle whilst retaining a peaceful rural situation. The surprisingly elevated site offers far reaching views to the Solway Coast and Scottish Hills. There are a wide range of amenities within a short drive, notably the market town of Wigton, which is home to the popular Nelson Thomlinson secondary school and a good range of local shops. The A595 and A596 provide links to west Cumbria and the Solway Coast, as well as east towards Carlisle. The Lake District National Park is also on the doorstep.

**ACCOMMODATION** - The internal accommodation is offered in good order throughout and provides good flexible space, well suited to modern family living. There is a generous kitchen diner, with a range of fitted units and a bright dual corner aspect. There is a snug/study as well as a sitting room, which has double doors to a large dual front and rear aspect living room, with stove and patio doors to the rear garden. A single storey extension to the rear of the property provides space for a large utility room area and a





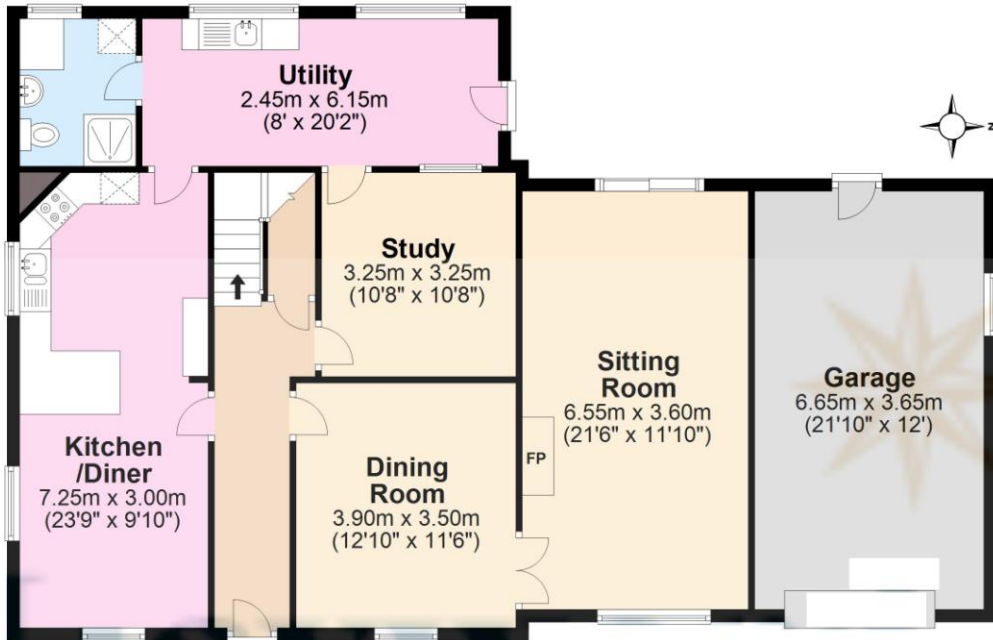
shower room/WC. To the first floor there are four bedrooms, three of which are good double rooms and the fourth is a comfortable single/study. The family bathroom has both a bath and double shower.

**OUTSIDE** - A well proportioned attached garage with mezzanine storage is complimented by a good size side and rear garden, which is flanked to the rear by a small paddock grazing area and a large open fronted agricultural shed. The site in total is approximately half an acre and the rough grazing could be converted to garden should the buyer wish. There is a gated area of parking and it is possible to access the agricultural shed with a vehicle. The property benefits from oil central heating, is fully double glazed and has a modern (2020 compliant) septic tank system. Lanshaw House represents an excellent opportunity for the buyer to secure a sizable rural home with significant additional potential.



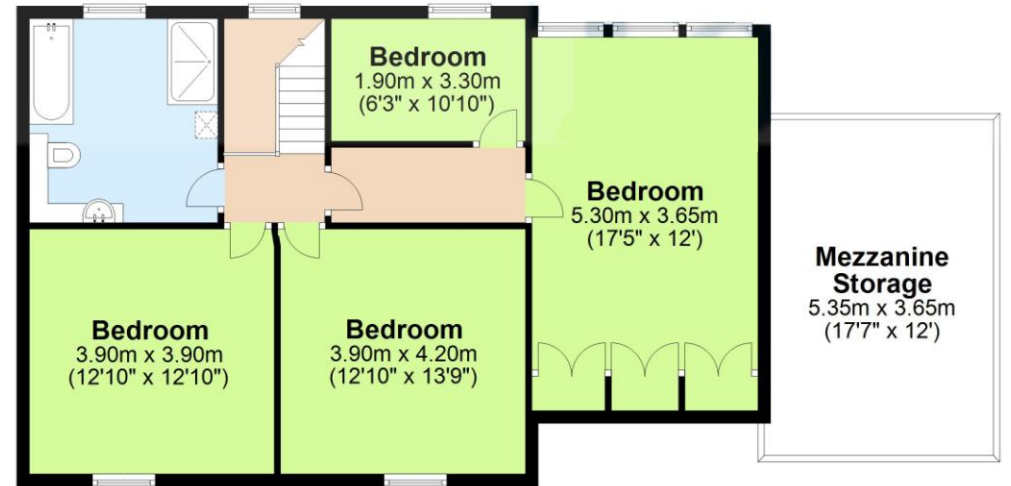
## Ground Floor

Approx. 127.4 sq. metres (1371.1 sq. feet)



## First Floor

Approx. 79.6 sq. metres (856.6 sq. feet)



Total area: approx. 207.0 sq. metres (2227.7 sq. feet)

## Contact

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## Agents note

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are

approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.