



**Hayward  
Tod**

**6 bedroom Detached House | Gill House | Bromfield | Wigton | CA7 3ND**  
**Guide Price £595,000**





An imposing detached Grade II listed dwelling, with a rich and varied history. Generous living accommodation. Six bedrooms. Significant potential.

entrance hallway | sitting room | dining room | family room | store | breakfast kitchen | ground floor W.C. | washroom | utility | boiler room | six bedrooms | two bathrooms | separate W.C. | Grade II Listed | private drainage | single glazing and part secondary glazing | courtyard | driveway parking | extensive gardens, grounds and woodland totalling approx. 3 acres. | separate detached block including barn | EPC Pending | Council tax band G

#### APPROXIMATE MILEAGES

Wigton 6 | Carlisle 17 | Keswick 18 | Silloth 10 | M6 motorway 20 | Newcastle International Airport 72

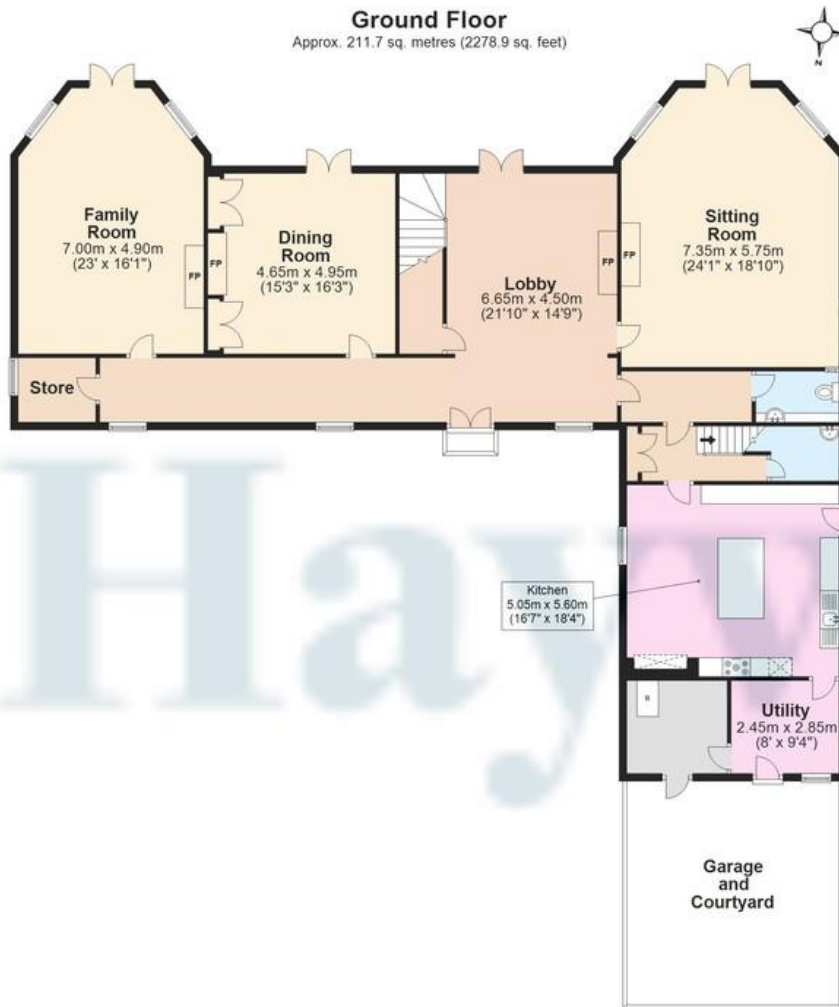
**WHY GILL HOUSE?** - The imposing Gill House sits proudly above the Sandraw Beck and overlooking its own private woodland the property has a number of attractive original features both inside and out. In a secluded setting just moments from the A596 the property remains private yet accessible. Located within a short drive of the market town of Wigton there are a good range of local amenities to hand including primary and secondary schools, with the wider region, including the Lake District National Park and Solway Coast both being within around half an hours drive. Notably, during World War II Gill House was used as a dormitory for the Woman's Land Army.

**ACCOMMODATION** - Dating to circa 1830, the property is entered via wooden double doors under a Gothic porch which leads in to an impressive entrance hall containing a striking stone staircase, where a stone statue can be found set within a small enclave. The property is ready for refurbishment and tasteful modernisation with the potential to be a visually striking home both inside and out. There are a number of interesting architectural features including vaulted ceilings, feature windows, coving and fireplaces. There are two



principal reception rooms, one at either end of the property both with large bay windows. A third reception room sits between them and also overlooks the garden grounds. The reception rooms lead off a stone flagged rear hallway with a pantry/store at the far end. There is a generously proportioned kitchen complimented by a utility, store and boiler room, all of which are in need of renovation but offer significant potential. To the first floor are six bedrooms and two bathrooms. Two of the bedrooms mirror the bay fronted reception rooms below them and the others are all of ample proportions. The two bathrooms, again in need of modernisation are ample. The vast majority of the rooms have some form of fireplace within them, which pending inspection could be used. Externally the property also offers significant potential. A gated courtyard provides parking and the gardens to the rear provide a level area at the rear and side which slopes downwards to the beck below. In addition to the garden and woodland there is a separate block of land including a derelict barn on the opposite side of the lane. The property can be approached from two directions, with one having stone gateposts and a long track through a ford.





Total area: approx. 399.6 sq. metres (4300.8 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.