



**Hayward
Tod**

5 bedroom house with c.2acres | Longthwaite House | Cuddy Lonning | Wigton | CA7 8NR
Offers In Region Of £550,000





A superb opportunity offering significant potential for further improvement, income generation or equestrian small holding. Longthwaite House is a grand Georgian home with elegant sunny rooms offering superb views towards the Lake District. Partially renovated, it offers elegance and a wealth of period features, with potential for flexible accommodation to suit a variety of purposes. It benefits from c.2 acres of gardens, orchard and paddocks stretching gently up behind the house, with more land available by separate negotiation if desired.

entrance hallway | living room | library | front hall | drawing room | morning room | kitchen | pantry | ground floor shower | five bedrooms | one en-suite | family bathroom | double garage/workshop | plant room | cellar | driveway parking | patio area | land extending to c.2 acres with water, power and access to private drainage | EPC G | council tax band D | biomass heating boiler | mains water and electricity

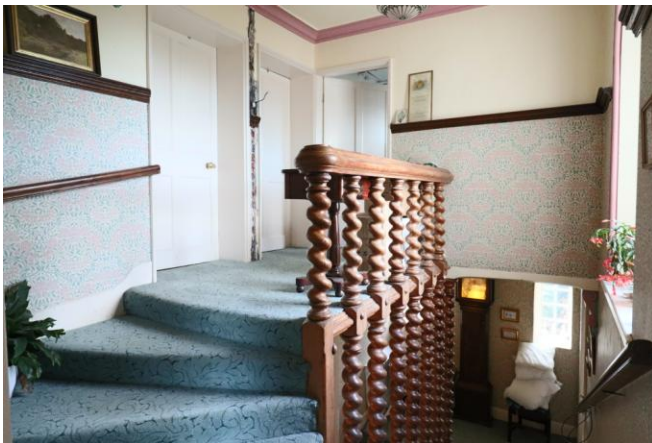
APPROXIMATE MILEAGES

Wigton 1.6 | Carlisle 13 | M6 motorway 14.5 | Keswick 20 | Newcastle International Airport 69

LOCATION Situated between Carlisle and the picturesque Solway Coast close to the western edge of the Lake District National Park the property is beautifully positioned to enjoy all our region has to offer. A wide range of local amenities can be found in the nearby market town of Wigton, where there is also a primary school and the well regarded Nelson Thomlinson secondary school. Further amenities are at hand in the larger Carlisle, which is an easy drive by car. The wider region is also readily accessible. The location, amongst beautiful scenery and with tourist attractions on the doorstep would lend itself to income generation via Airbnb or similar with the house having the possibility to be split or indeed camping pods placed on the land, with power and water already having been laid in anticipation.



ACCOMMODATION The house itself, a grand Georgian residence, retains many original features and has a colourful history dating back to at least the mid 1700's. Ripe for improvement the property offers an incoming purchaser significant scope to reconfigure to their own specifications both inside and out. The living rooms are well proportioned and all have their own individual charms. The sitting room has a large stove as it's centrepiece and the library, morning room and drawing room all look almost directly south towards the Lakeland Fells. The kitchen, with separate pantry could potentially be made large by combining the two spaces with the adjacent plant room perhaps also able to be included. The two staircases within the property offer the potential to create a separate two bedroom annex which could generate income or would be equally suited as part of the main house. As impressive as the property is, it is perhaps the land to the rear which is of most interest. Accessed directly from the rear of the property the land is currently split in to three paddocks, the closest of which to the house as the provision on water, power and drainage, with glamping pods in mind. Should the incoming buyer wish there is approximately another two acres which could be available by separate negotiation. In addition to the land at the rear of the property there is also a small patch of land included adjacent to the property on the opposite side of the road containing a small pond.



Ground Floor

Approx. 188.3 sq. metres (2026.4 sq. feet)



First Floor

Approx. 150.0 sq. metres (1615.0 sq. feet)



Basement

Approx. 12.1 sq. metres (130.8 sq. feet)



Total area: approx. 350.4 sq. metres (3772.1 sq. feet)

Contact

6 Paternoster Row,
Carlisle Cumbria CA3 8TT

01228 810 300
info@haywardtdod.co.uk
haywardtdod.co.uk

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.