



**Hayward  
Tod**

**5 Bedroom Detached House & 2.77 acre paddock | Fern Lea | Waverton | Wigton | CA7 0AE**  
**£595,000**







Impressive detached home with the benefit of an almost 3 acre paddock. Five beds, one en-suite. Range of outbuildings.

entrance porch | lounge | living room | study | dining room | kitchen | garden room | utility | ground floor shower and W.C. | rear porch | first floor sitting room | five beds including en-suite master | family bathroom | workshop | integral garage | detached garage and stores | barn | large garden | c.2.77 acre paddock | mains water, drainage and electricity | oil fired central heating | freehold | council tax band D | EPC F

#### APPROXIMATE MILEAGES

Wigton 2.6 | Carlisle 13.5 | M6 motorway 14.8

#### WHY WAVERTON?

A conveniently located village just a short drive to the west of the market town of Wigton and readily accessible for west Cumbria, there are a wide range of amenities within a short distance including the popular Nelson Thomlinson Secondary School in Wigton. The proximity of the A595 makes the rest of the region readily accessible with the picturesque Solway Coast and the western fringe of the Lake District National Park both just a short distance away. Silloth has a renowned links golf course and nearby Carlisle is steeped in history and also provides a direct rail service to London Euston in just over three hours.

#### ACCOMMODATION

The spacious accommodation provides ample living over two floors. An open plan kitchen dining area with AGA cooker opens out to a garden room with views to the mature gardens beyond. There are three further reception rooms, including one with a wood burning stove within a sandstone surround plus a study on the ground floor and a





further sitting room on the first floor to take advantage of the open views to the rear. There is a large workshop and integral garage on the ground floor as well as a useful utility room off the kitchen. There are four double bedrooms including one en-suite and a smaller fifth bedroom and family bathroom. The upstairs sitting room could also be utilised as an additional bedroom if required. Externally the property sits within a large and mature garden and has the benefit of a range of useful outbuildings. Of particular interest though is the adjacent paddock extending to some 2.77 acres



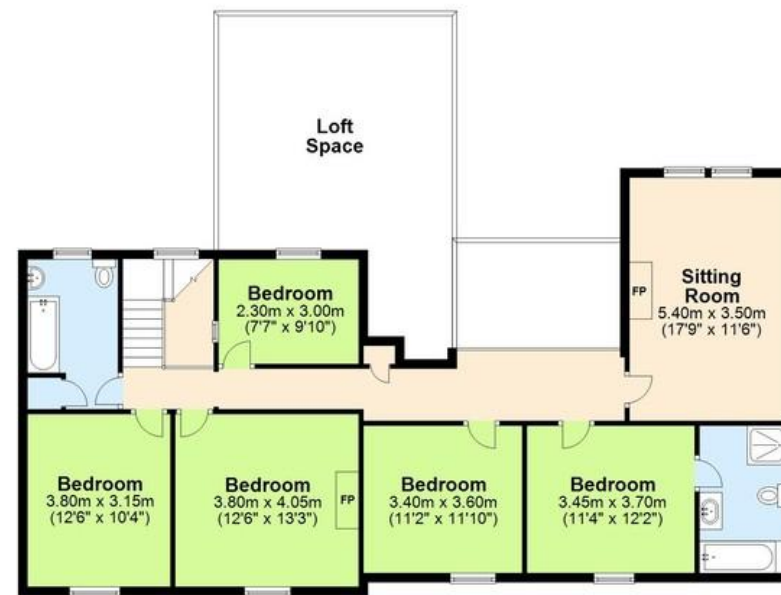
### Ground Floor

Approx. 153.9 sq. metres (1656.7 sq. feet)



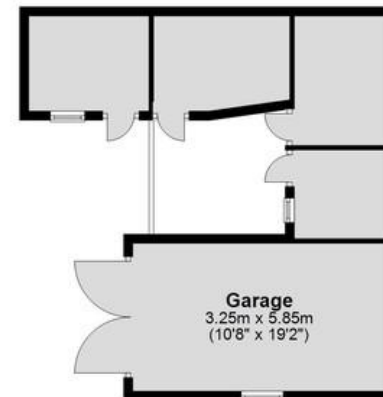
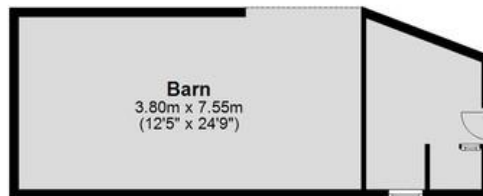
### First Floor

Approx. 112.8 sq. metres (1214.7 sq. feet)



### Outbuildings

Approx. 72.5 sq. metres (780.3 sq. feet)



Total area: approx. 339.2 sq. metres (3651.6 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.