



Characterful, traditional five bedroom Victorian farmhouse with gardens extending to 2.22 acres

Boggs Farm, Westlinton, Carlisle, CA6 6AW

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Guide Price

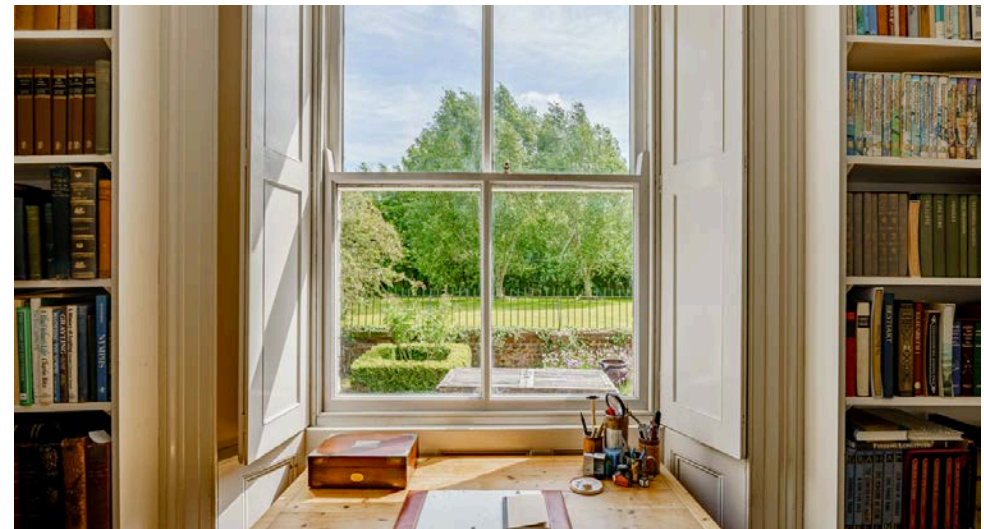
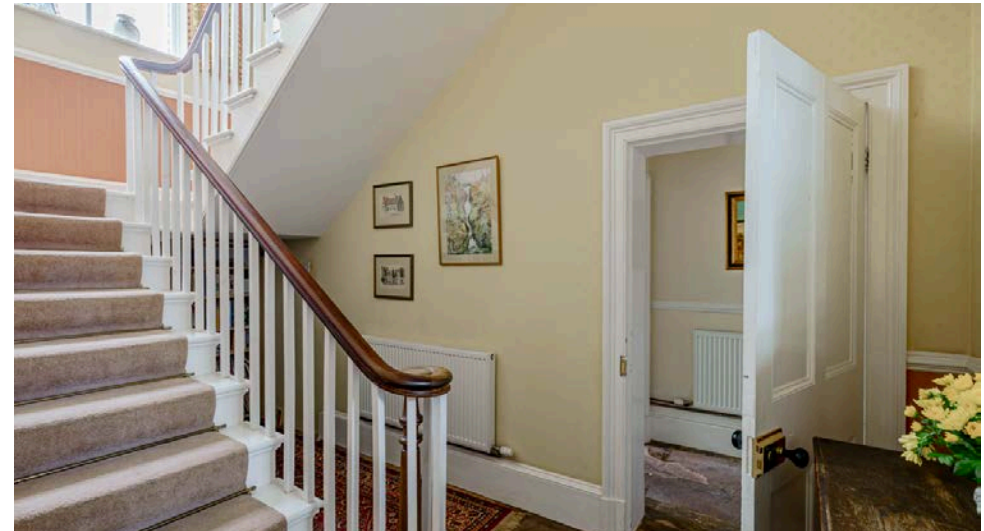
£500,000

Description

Characterful and charming, five bedroom Victorian traditional house with gardens extending to 2.22 acres.

Selling Agents

C&D Rural, Lakeside, Townfoot, Longtown, Carlisle, CA6 5LY





KEY FEATURES

- Characterful five bedroom traditional Victorian farmhouse
- Amdega conservatory with tiled floors, heaters and private views of the gardens
- Excellent kitchen with solid units, dual Belfast sink, fitted pantry storage and space for dining
- Two reception rooms, with original fires and lovely views of the garden
- Period features throughout including timber sash windows and sandstone hallways
- Four double bedrooms and one single bedroom/office
- Biomass central heating
- Traditional sheds with scope for conversion
- Extensive driveway, garage and car port
- Variety of landscaped gardens, fruit cage, polytunnel with water supply, vegetable plots and wild meadow extending to 2.2 acres

Situation

Westlinton, Longtown, is a picturesque village located in the heart of Cumbria, England. Nestled amidst the beautiful countryside, Westlinton offers a tranquil and idyllic setting for residents and visitors alike. The area is renowned for its natural beauty, with rolling hills, lush green fields, and charming country lanes perfect for leisurely walks. Despite its peaceful ambiance, Westlinton remains accessible, situated close to the A7 road, providing convenient links to nearby towns like Carlisle and Longtown. Additionally, the village benefits from good transport links, with regular bus services connecting it to surrounding areas. Whether you're seeking a peaceful retreat or looking to explore the stunning landscapes of Cumbria, Westlinton's delightful location and accessible transport links make it a charming destination.

What3words: ///laugh.massaging.blaring



Boggs Farm is a unique and characterful, traditional Victorian five bedroom farmhouse with beautiful gardens and wild meadow extending to approximately 2.22 acres. The generous gardens provide a private retreat for garden enthusiasts and the array of outbuildings provide scope for potential conversion and multi-generational living.

Tucked away in the countryside, the property is still easily accessible to nearby towns and only a short drive from Carlisle.

The Accommodation

Upon entering the front door, a bright hallway provides access to the kitchen and remainder of the ground floor accommodation. Turning left leads you into a games room/guest room fitted with laminate flooring and benefitting from a en-suite shower room with mains shower cubicle, partially tiled walls, w.c and white hand basin with mirror above. There is access to the garage/workshop from the games room. The garage roof was replaced about 15 years.



The kitchen is fitted with solid wooden floor and wall units, integrated dishwasher, integrated fridge/freezer, dual Belfast sink with mixer tap, excellent fitted pantry cupboards, has ample room for dining and steps through to the Amdega conservatory over-looking the blossoming gardens.

On the other side of the house to the front elevation are two wonderful reception rooms with traditional timber sash windows with shutters.

The sitting room or library features a large brick fireplace which has been blocked off, fitted bookshelves, original flooring and door. The main living room is complete with an open fire and dual aspect windows flooding the room with light. Additionally there is a useful walk-in storage cupboard with built-in shelving.



Upstairs there are four exceptionally large double bedrooms and a fifth smaller bedroom which would also make an excellent study/office. The bedrooms are fitted with a variety of fitted wardrobes and cupboards and the master bedroom benefits from a his and her style bathroom layout nearby with two separate bathrooms. One fitted with a shower cubicle and the other fitted with a bath.

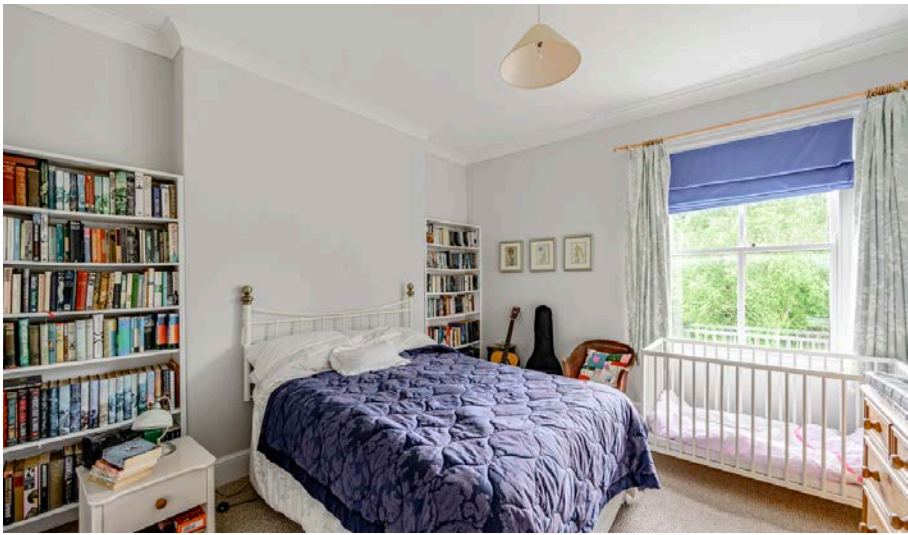
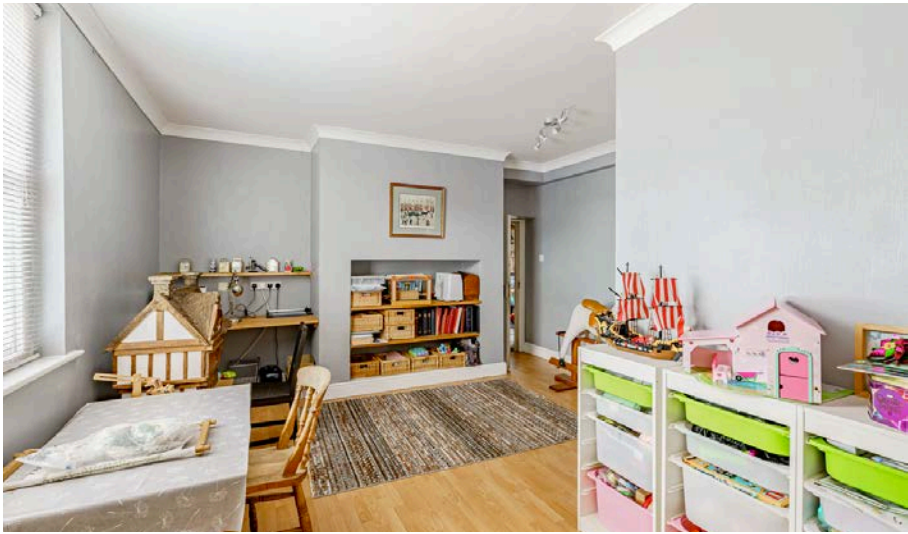
Externally the property is accessed via an off-road track from West or East. A wooden gate opens to a large courtyard of loose stone where there is ample parking available as well as a brick built car port and garage. There are an array of outbuildings used for wood/coal storage, storing tools and gardening equipment. The sheds may lend to conversion to a 'granny flat or holiday accommodation' subject to necessary consents.

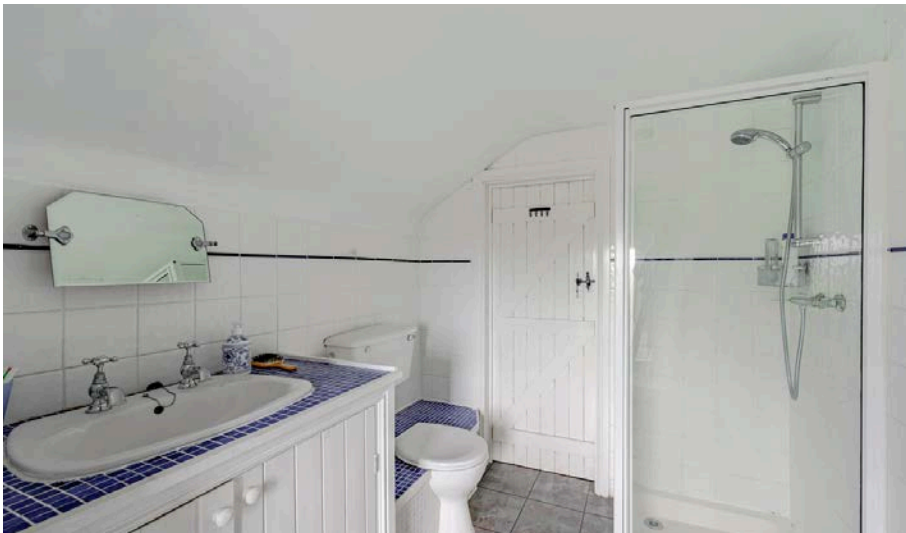


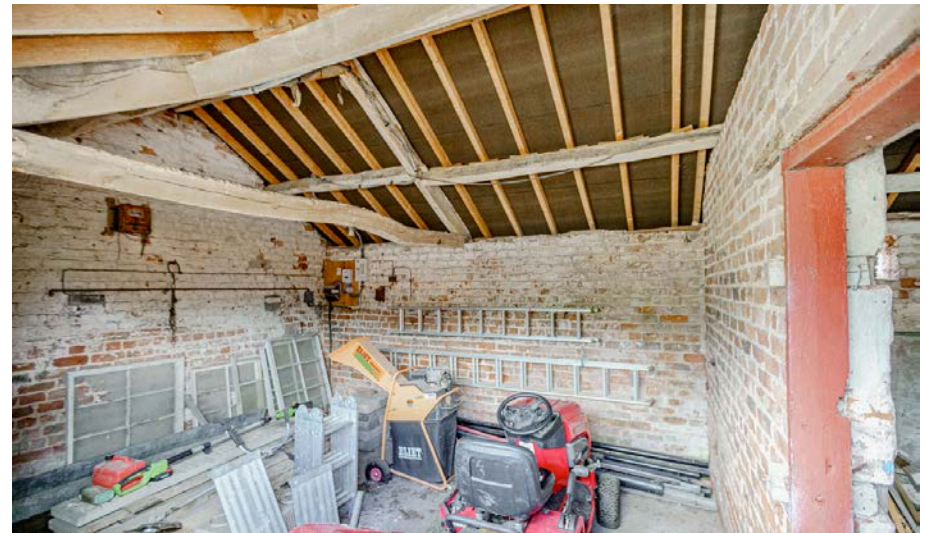
Grounds to the front of the property are predominantly laid to lawn with a large area of the grounds kept as wild meadow. The current owners have built vegetable plots and a polytunnel with water supply which is to be included in the sale. There are a further two lovely, private, garden areas accessible from the conservatory and garage complete with a variety of beautiful plants, shrubbery and trees.

Viewings are highly recommended to appreciate what this unique property has to offer.

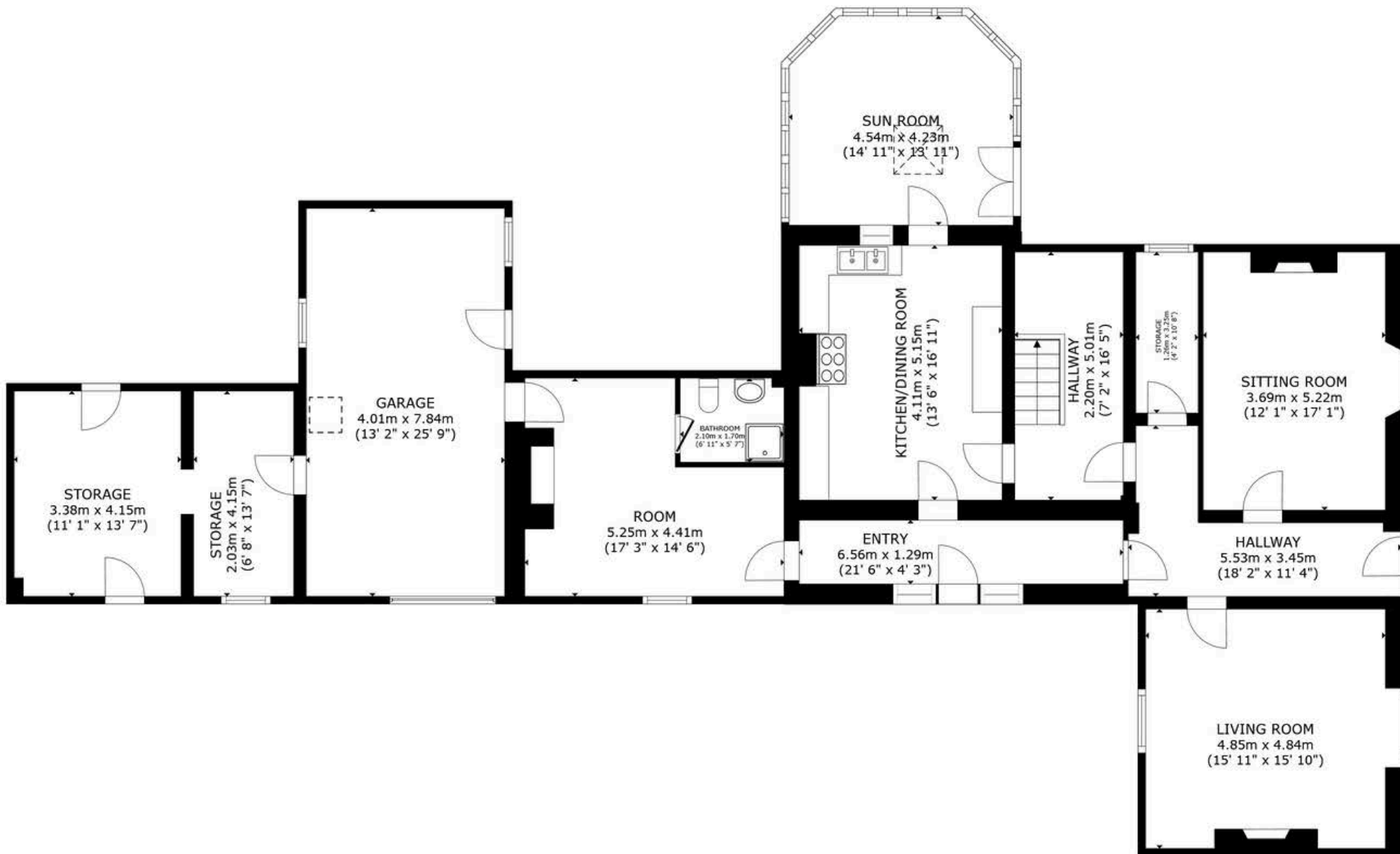








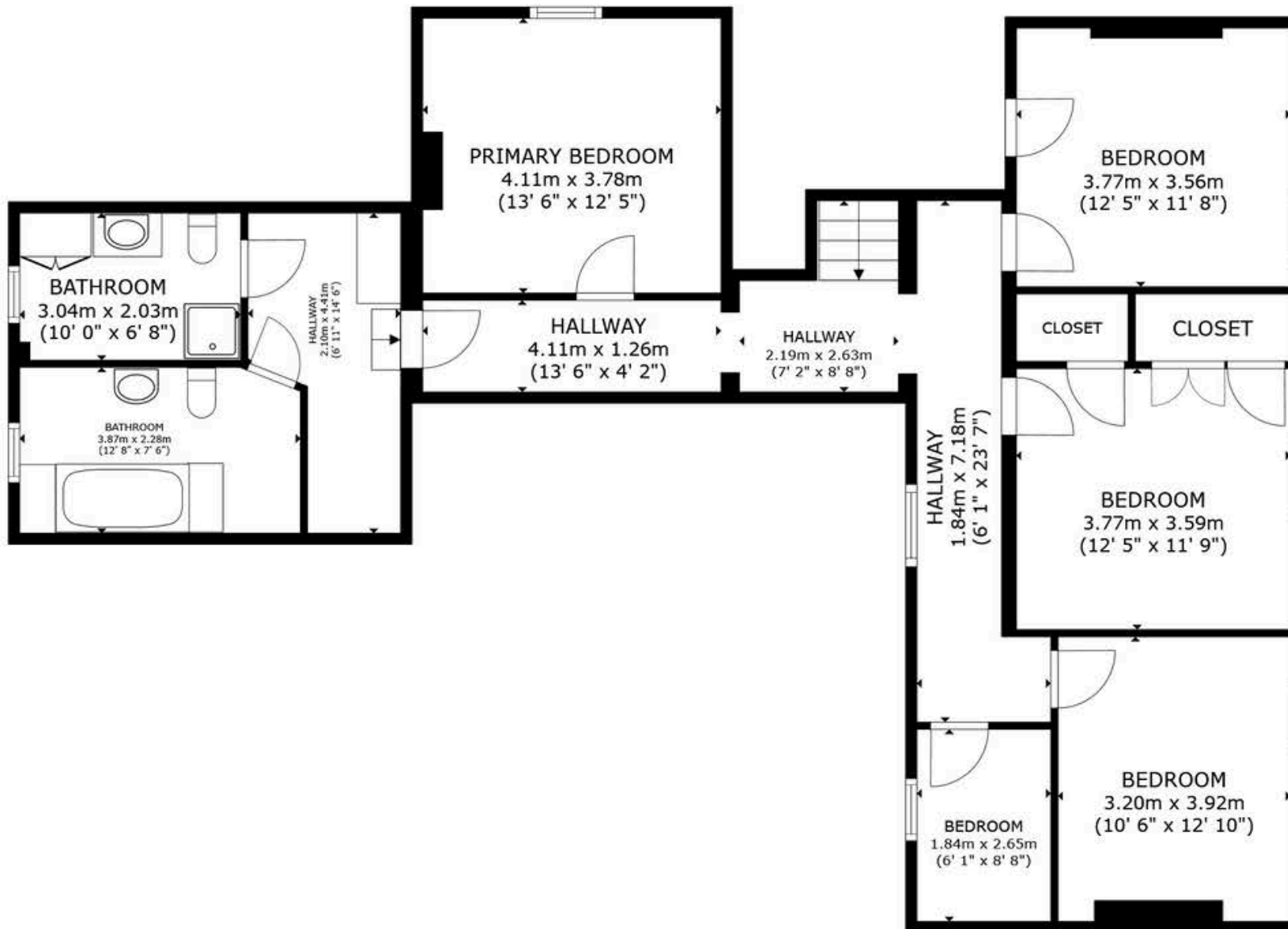




FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1 180.7 m² (1,945 sq.ft.) FLOOR 2 110.7 m² (1,192 sq.ft.)
 EXCLUDED AREAS : GARAGE 31.5 m² (339 sq.ft.)
 TOTAL : 291.4 m² (3,137 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 180.7 m² (1,945 sq.ft.) FLOOR 2 110.7 m² (1,192 sq.ft.)
 EXCLUDED AREAS : GARAGE 31.5 m² (339 sq.ft.)
 TOTAL : 291.4 m² (3,137 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Tenure and Possession: The Freehold title is offered for sale with vacant possession upon completion.

Matters of Title: The property is sold subject to all existing easements, burdens, reservations and wayleaves, including rights of access and rights of way whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied themselves as to the nature of such matters.

Fixtures and Fittings: All standard fixtures and fittings are to be included in the sale.

EPC Rating: F

Services: The property is served by mains water, mains electricity, sewage treatment plant and biomass central heating.

Broadband: Broadband is available

Viewings: Strictly by appointment through the sole selling agents, C&D Rural. Tel 01228 792299

Offers: Offers should be submitted to the selling agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest, or indeed any, offer. All genuinely interested parties are advised to note their interest with the selling agents.

Money Laundering Obligations: In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted.

Local Authority: Cumberland Council, Civic Centre, Rickergate, Carlisle CA3 8QG. Tel: 01228 817200. The house is in Council Tax Band E.

Solicitors: TBC

Website and Social Media: Further details of this property as well as all others offered by C&D Rural are available to view on our website www.cdrural.co.uk. For updates and the latest properties like us on [facebook.com/cdrural](https://www.facebook.com/cdrural) and Instagram on [@cdrural](https://www.instagram.com/cdrural).

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