



School House  
Bothel | Wigton | Cumbria | CA7 2JH

# SCHOOL HOUSE



*School House is a fabulous property, set in immaculately kept mature gardens. Sitting on the edge of the Lake District National Park, this property is beautifully styled, well finished, and offers plenty of space inside and out.*







# ACCOMMODATION

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This property sits in a generous 0.8 acre plot, surrounded by trees and fields. A sweeping driveway gives way to a large parking area and access to the double garage. Entering through the front porch you are welcomed into the property by a spacious entrance hall. This room boasts oak flooring, hand crafted solid ash staircase and oak glazed doors. From here you can access the living room. This room is light and spacious with views into the garden via a set of patio doors. A stone fireplace houses a log burning stove for the colder months.

A dedicated office space is found on the ground floor, offering a place to work in solitude with views of the gardens.

The Kitchen / dining / living room is a fabulous space and offers breathtaking views of the immaculate garden below. A four-meter set of aluminium sliding doors allows you to open this room up and enjoy the fresh air and birdsong. The kitchen units are hand built, solid wood units, topped with Silestone worktops, supplied and fitted by Town & Country Kitchens. Luxury appliances such as instant hot tap, twin ovens with steam setting and warming drawer, and integrated dishwasher are also included. A large fridge freezer has a dedicated space and a utility to the side offers additional storage as well as further access into the gardens.

Heading upstairs, a spacious landing offers additional storage as well as a window seat and space for a reading nook or desk. The property also offers four generous double bedrooms with the primary bedroom boasting an ensuite with floor to ceiling tiles and large walk-in shower.









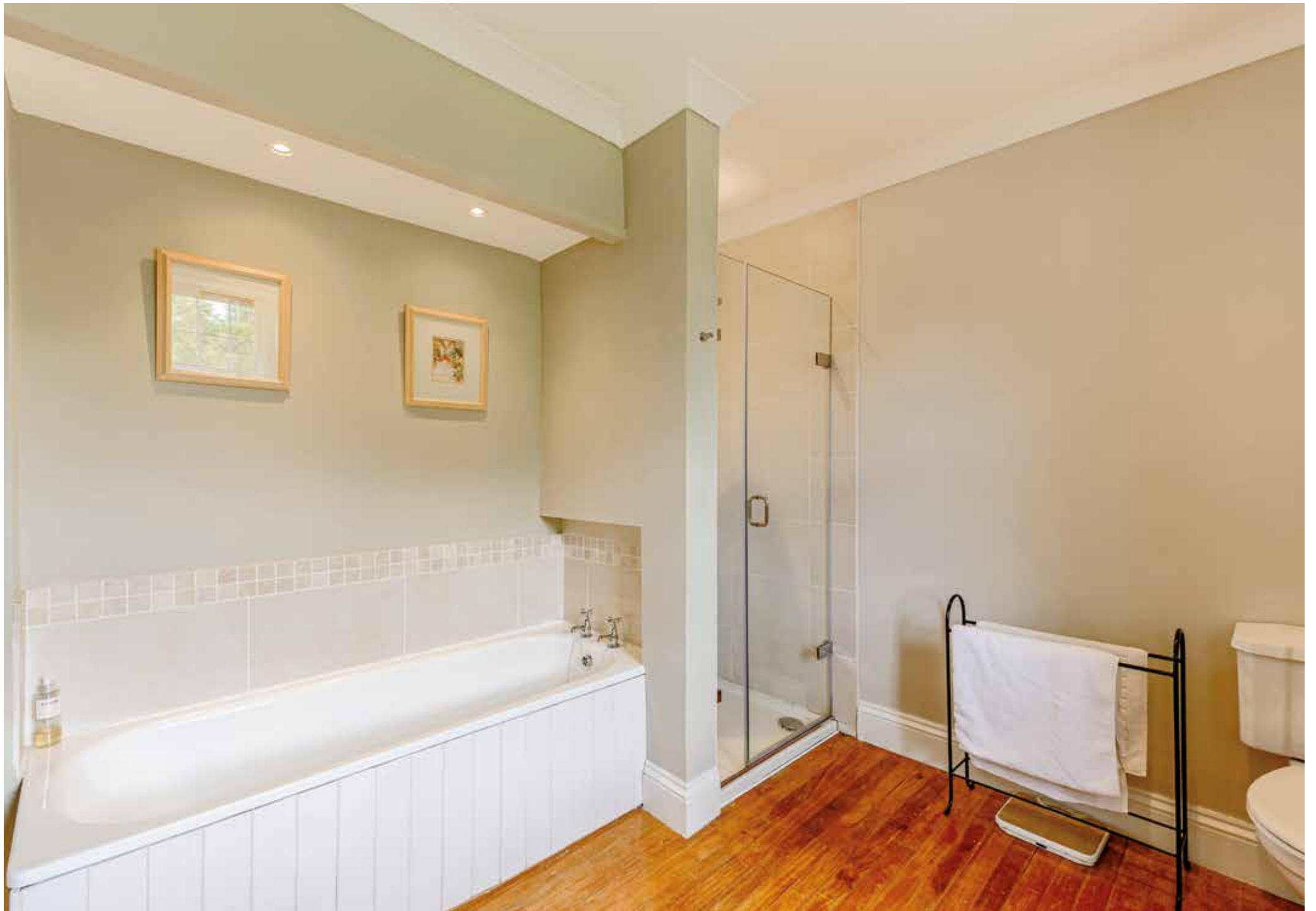




















# OUTSIDE

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School house sits in fabulously maintained, cottage style gardens. Paths wind through mature planted areas with mixed plants and mature trees. The rear garden offers a lovely seating area, located next to a stone-built summer house or potting shed. This building benefits from electric so would equally make a perfect garden office or outside kitchen area. A water feature gently cascades into a pond making this space a tranquil place to enjoy alfresco dining.

The gardens continue round to the side, and front, of the property. Here you will find an expansive lawn, flanked by trees. A practical area is also located here, offering two greenhouses, both with electric and water points. Fruit trees and vegetable patches are all located in this area offering the opportunity to grow a variety of produce.

The double garage offers two electric roller doors and plenty of space to park two cars plus storage. A generous workshop is also located at the rear of the garage with electricity and water. To the side of the garage a covered area provides storage for logs and garden potting with additional water and electricity points.

## Location

Bothel is a peaceful village, located just outside the Lake District National Park. The village has a fantastic community feel with a busy village hall offering lots of activities and events. A lovely primary school is located in the village with a selection of Secondary schools in Keswick, Cockermouth or Wigton. Transport links are fantastic with access to the A595 and a comprehensive bus service that is available right outside of the property. The market town of Cockermouth is only 7.5 miles away, Wigton is 8 miles away and Keswick only 12 miles away. All of these local Towns offer a fantastic selection of Supermarkets, Bars and restaurants, and local shops. School house is perfectly located to access the Lake District National Park and enjoy one of the most beautiful areas in the country.





# INFORMATION

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School House is an efficient property, offering both a NIBE air source heating system and a 4KW solar PV system. The solar system is currently on a generous feed in tariff. Underfloor heating is offered throughout the property.

Heating – Air Source (Under floor heating)

Water – Mains (not metered)

Electricity – Mains / Solar System

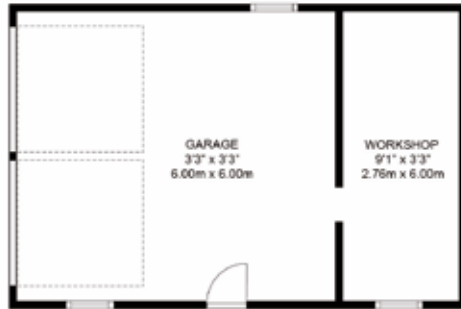
Sewage – Mains

Broadband – Fibre to cabinet

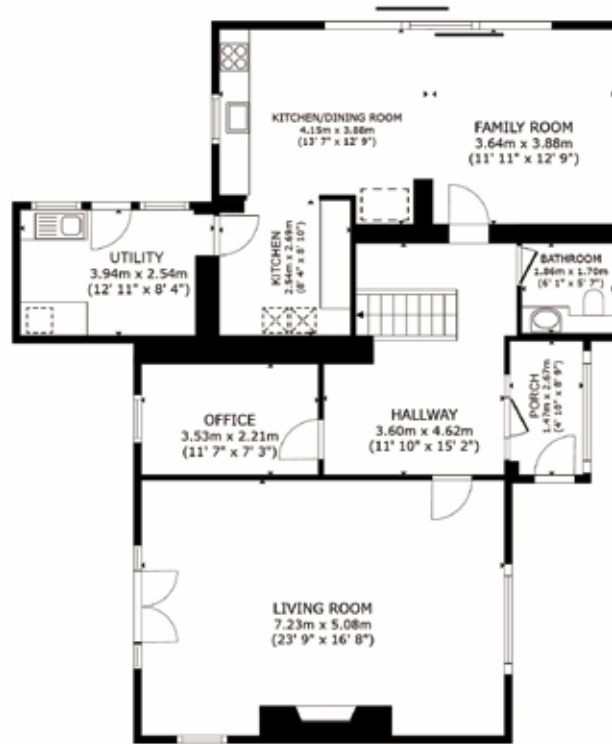


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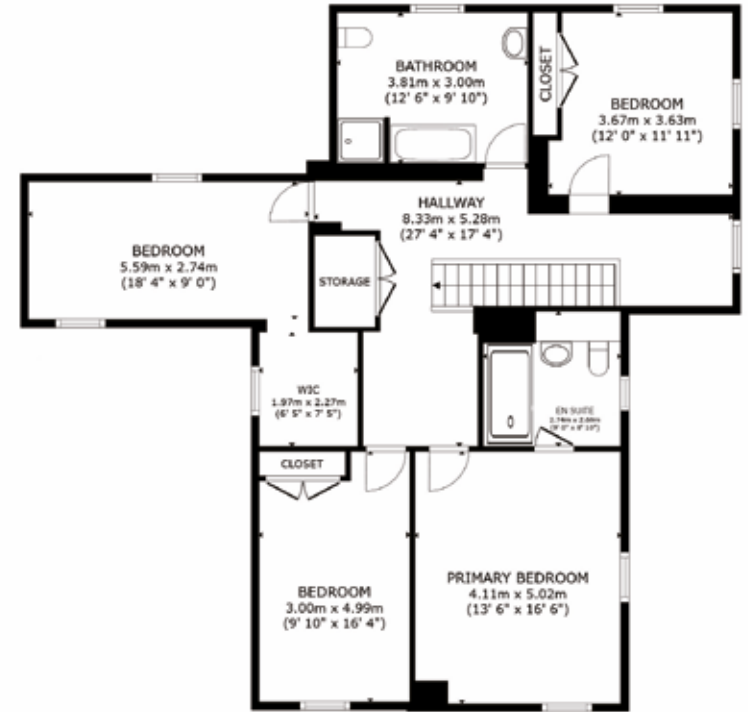
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GARAGE

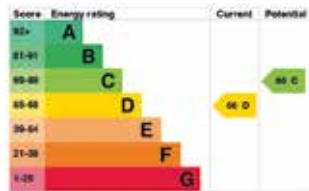


FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1 116.6 m<sup>2</sup> (1,255 sq.ft.) FLOOR 2 119.5 m<sup>2</sup> (1,286 sq.ft.)  
 NOT INCLUDED : GARAGE 52.5m (565 sq.ft.)  
 TOTAL : 236.1 m<sup>2</sup> (2,542 sq.ft.)  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 26.06.2024





# FINE & COUNTRY

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*We value the little things that make a home*

THE FINE & COUNTRY  
FOUNDATION

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