Woodside Farm, West Woodside, Wigton, CA7 0LW

Guide Price **£995,000**

PFK

Woodside Farm

The Property:

Found in a most serene and secluded location, this remarkable Grade II Listed Farmhouse presents a unique opportunity for those seeking a versatile way of life, Woodside Farm encompasses an annexe, various outbuildings, and a commercial unit, presenting multiple avenues for lifestyle customisation.

With panoramic views of the surrounding open countryside and breathtaking sunsets, this tranquil retreat sits on just over 6 acres of land, providing a true escape from the hustle and bustle of every-day life. Woodside Farmhouse, once the esteemed residence of the Crofton Estate Manager, exudes charm and character, while Orchard Cottage, named in honour of the estate's former orchard, adds a touch of history to this enchanting property.

The main farmhouse offers flexible 4/5 bedroom accommodation with a showstopping open plan kitchen / dining / living area where you and your family and friends will undoubtedly all gravitate towards to enjoy cooking up a storm, entertaining and relaxing, whether the log burning stove is lit or the patio and courtyard doors are thrown open to embrace the privacy of the outdoors. The annexe offers further versatile options of being 2 bedroom one level living or 3 bedrooms incorporating the first floor via separate staircase.

Woodside Farm

The Property continued....

Outside, the property welcomes you with beautifully maintained front and rear gardens, perfectly complementing the natural beauty that surrounds it. The extensive grounds ensuring ample space for outdoor activities and huge potential for further development STP. Additionally, the property boasts a generous expanse of hard standing and block-paved areas, ideal for accommodating multiple vehicles, making it effortlessly accessible for residents and guests alike.

Whether seeking a peaceful refuge, a commercial endeavor, or a blend of both, this estate offers a harmonious balance of tranquility, adaptability, and natural splendour, offering boundless possibilities to create the lifestyle of your dreams.

- **Grade II Listed Farmhouse, with annexe, outbuildings & commercial unit - multiple lifestyle opportunities**
- **Incredibly private location - yet well connected to local amenities**
- **Sitting in just over 6 acres, with stunning open countryside views & glorious sunsets**
- **Council Tax - Band F (farmhouse) Band A (Orchard Cottage) / Commercial Rates - TBC**
- **EPC - Farmhouse - E / Orchard Cottage - D / Commercial Unit - C**
- **Tenure - Freehold**

Woodside Farm

Location & directions:

West Woodside is a charming hamlet located just 3 miles outside the town of Wigton, offering a tranquil countryside setting while still being conveniently close to local amenities. This picturesque location combines the peace and beauty of rural living with easy access to the town's shops, schools, and transport links. With lush green fields and rolling hills nearby, making it perfect for those who enjoy outdoor activities such as walking, cycling, and nature watching. Yet its proximity to the A595 ensures that popular local destinations such as Carlisle (9 miles), Cockermouth (18 Miles), Keswick (22 miles) are all easily accessible by car. For those looking for a peaceful retreat with easy access to urban amenities, West Woodside offers an ideal blend of both. Whether you're seeking a quiet rural lifestyle or a convenient base for exploring the beauty of the Lake District, this location is sure to appeal.

Directions

Woodside Farm can be located with the postcode CA7 0LW and identified by a PFK For Sale board. Alternatively by using What3Words: ///fittingly.save.showcases

ACCOMMODATION

Entrance Vestibule
4' 2" x 3' 1" (1.26m x 0.94m)
Original 4-panel hardwood door in a panelled reveal with eared architrave under pediment, leads into the entrance vestibule, which in turn opens into:

Living Room
17' 11" x 13' 6" (5.47m x 4.11m)
With exposed beams, stripped wooden panel shutters to the sliding sash window and feature fireplace with sandstone hearth, door with glazed fan light over leading into the hallway and door leading into the sitting room.

Sitting Room
15' 0" x 13' 7" (4.57m x 4.14m)
With exposed beams, stripped wooden panel shutters to the sliding sash window and feature fireplace with sand, door leading into the hallway and door leading into the living room.

Hallway
With exposed beams and stonework the hallway has doors off to: the utility room, understairs storeroom, boiler room, shower room, sitting room, living room and the open plan kitchen / dining / living area.

Kitchen / Dining / Living Area
26' 1" x 16' 8" (7.96m x 5.08m)
A superb open plan space with exposed beams and a dual aspect that offers glorious sunset views across open countryside, with steps leading down to the lounge.

Lounge
19' 3" x 17' 4" (5.87m x 5.28m)
With vaulted ceiling, exposed beams and stonework, arched doorway out to the cobbled courtyard and further arched door and patio doors out to the rear garden; door into office.

Office
18' 7" x 9' 1" (5.67m x 2.76m)
Vaulted ceiling, exposed beams, separate external door to give access from the rear of the property - creating a great work from home / meeting/consultation space eliminating, the need for your clients to access any other rooms in your home.

Shower Room
7' 8" x 5' 9" (2.33m x 1.76m)
Modern suite comprising walk in shower, WC and wash hand basin inset in vanity storage unit.

Utility Room
13' 1" x 11' 11" (3.99m x 3.63m)
This is the most 'natural' access door into Woodside Farm, located in the heart of the cobbled courtyard with the convenience of the parking, this spacious room offers the perfect 'tradesman's' entrance with all the practicalities of a boot / utility room you would expect. From here you can either enter the hallway of the main farmhouse, or you can access (via a lockable) door 'Orchard Cottage' which is the adjoining annexe.

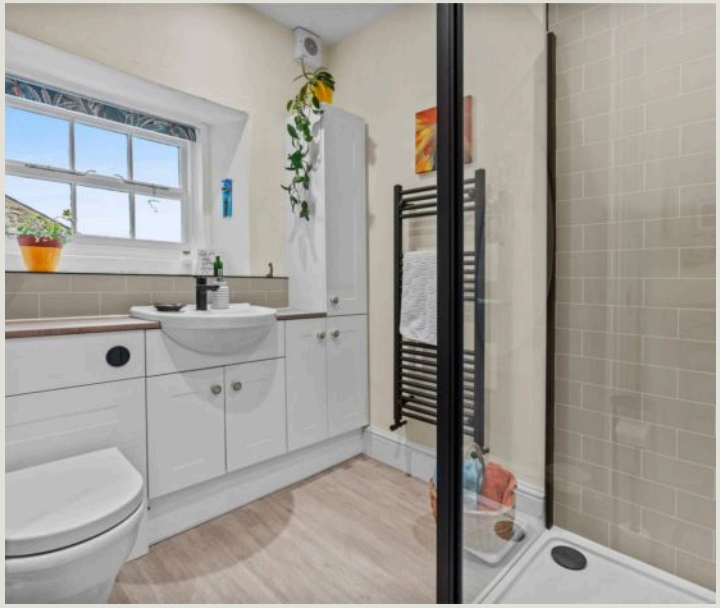
FIRST FLOOR

Landing
The demi landing offers a glorious arched picture window overlooking the rear courtyard, flooding the space with natural light, characterful internal windows left from the days of window taxes. The main landing has doors leading off to bedrooms 1, 2 & 3 and door to the inner landing.

Bedroom 1
15' 9" x 13' 6" (4.80m x 4.12m)
With stripped wooden panel shutters to the sliding sash window.

Bedroom 2
11' 6" x 10' 6" (3.50m x 3.20m)

Bedroom 3
13' 6" x 7' 5" (4.11m x 2.27m)



Inner Landing
With doors off to bedroom 4 and the family bathroom plus a door through to what could be the master suite to the farmhouse (bedroom 5) or securely locked and utilised via separate access from the annexe, Orchard Cottage.

Bedroom 4
13' 2" x 8' 6" (4.02m x 2.58m)

Family Bathroom
12' 10" x 7' 7" (3.92m x 2.31m)
Modern suite comprising double walk in shower cubicle, WC, pedestal wash hand basin and bath within arched alcove.

Bedroom 5 / Bedroom 3
22' 8" x 15' 8" (6.92m x 4.77m)
A wonderful master suite, offering vaulted ceiling and exposed beams, triple aspect, an abundance of built in storage with en-suite facilities offering great flexibility - to be part of the main farmhouse with first floor landing access or to form a third bedroom for the annexe Orchard Cottage, via a separate second staircase.

En-suite
7' 9" x 6' 10" (2.35m x 2.08m)
Modern en-suite with double walk in shower cubicle, WC and wash hand basin inset in vanity storage unit.

ORCHARD COTTAGE

This adjoining access would make a superb two bedroom, one level living space for a family member who wishes to be afforded the privacy an annexe provides, yet with the convenience of being on your doorstep. Alternatively you could add a third bedroom to the first floor - there are plenty of options and potential to generate an income via letting the space out. There is a separate boiler and utilities can be metered separately.

Entrance Room
8' 8" x 7' 9" (2.64m x 2.37m)
Stable door from the cobbled courtyard leading into a spacious entrance room, housing the boiler for the cottage. Vaulted ceiling, Velux roof light, doorway leading into adjoining outbuilding, walkway to hallway with lockable door to the separate staircase leading to bedroom 5 / bedroom 3 and door into living room.

Living Room
13' 11" x 12' 2" (4.25m x 3.70m)
With glazed panel door leading out to the front garden and internal doors to kitchen, bedrooms 1 & 2, bathroom and the lockable door that would lead you back into the main farmhouse utility room.

Bedroom 1
10' 4" x 8' 3" (3.15m x 2.52m)

Bedroom 2
10' 1" x 6' 8" (3.08m x 2.04m)

Kitchen
8' 2" x 5' 3" (2.50m x 1.59m)

Bathroom
7' 11" x 6' 4" (2.41m x 1.93m)

COMMERCIAL UNIT

Currently generating a rental income, the unit is occupied however the tenant is looking for alternative premises to expand their production/business. Self contained commercial unit that can be split into separate spaces or utilised as one, offering a kitchen, storage, office and WC facilities that provides opportunity to generate an income to a tenant or provide a great lifestyle change where you could easily operate commercially from home, with ample customer / delivery parking.

OUTBUILDINGS (x7)

Adjoining the main farmhouse is the annexe, Orchard Cottage, which is attached to a row (L-shaped) of 4 further large outbuildings with power, that enclose the far end of the cobbled courtyard. There is a row of 3 further outbuildings enclosing the cobbled courtyard and separating the commercial unit adding privacy, they have power and the central one houses the oil tank.

GARDEN

The property has front and rear gardens, plus land wrapping around the north and west sides of the boundary, the overall plot is apx 6.04 acres.

EV CHARGING

1 Parking Space

There is an EV charging point located at the commercial building.

DRIVEWAY

30 Parking Spaces

Vast amount of hard standing / block paved areas for parking multiple vehicles.

Floor 0

Floor 1

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Approximate total area(1)

3525.08 ft²

327.49 m²

Reduced headroom

0.33 ft²

0.03 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

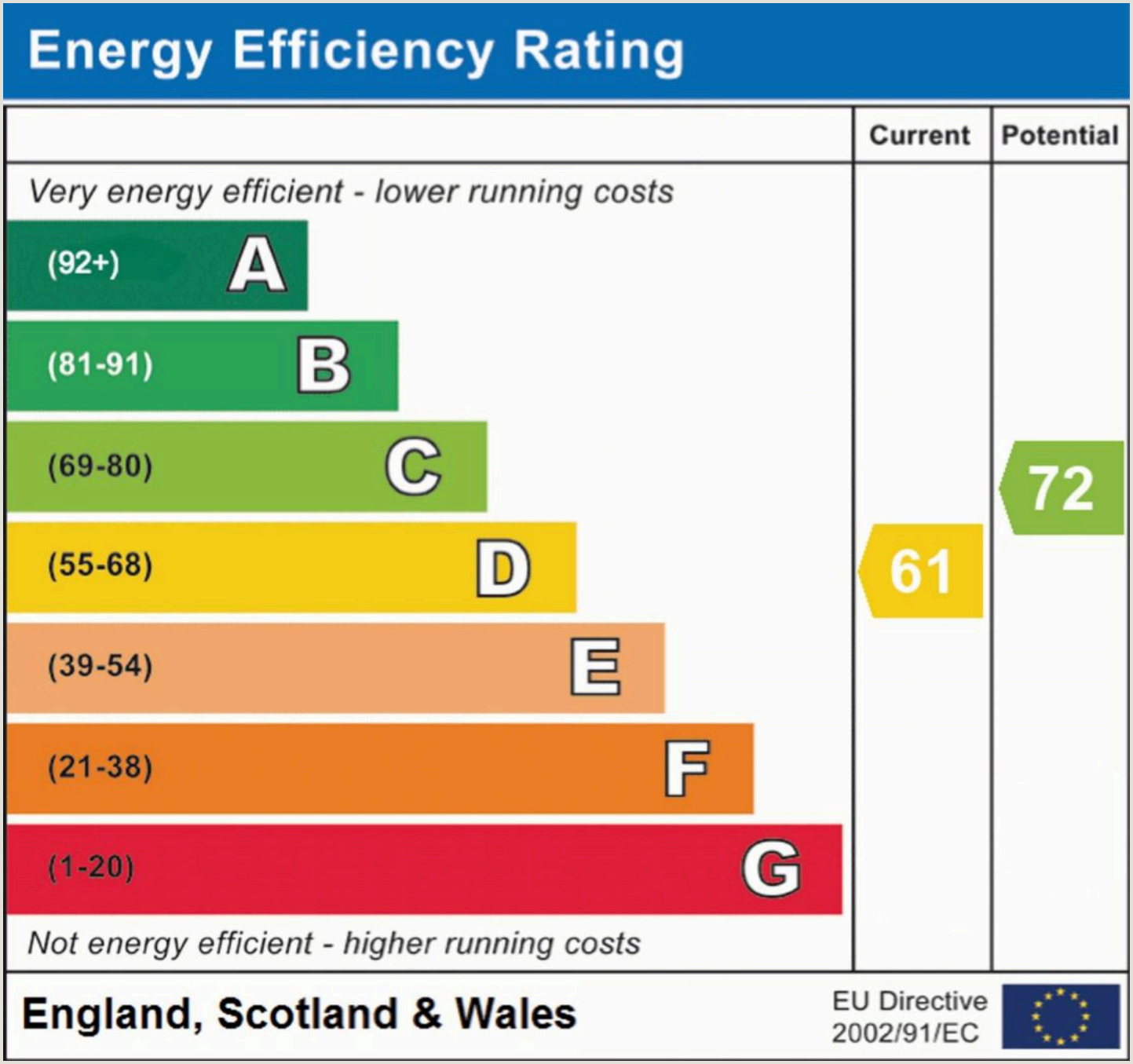
ADDITIONAL INFORMATION

Grade II Listed Building
List Entry Number: 1145205 which can be found on the Historic England website.

Septic Tank
The property has just a had a new sewerage treatment plant installed and is fully compliant with the current legislation.

Services
Mains electricity, water & septic tank drainage; oil central heating. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Referral & Other Payments
PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Emma Harrison Financial Services – arrangement of mortgage & other products/insurances - average referral fee earned in 2024 was £221.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.



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