



Fiddleback Farm, West Woodside, Wigton, CA7 8BA
Guide price £599,950

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A unique Grade II Star Listed dwelling built in the shape of a fiddle. Superb accommodation retaining significant character, set in approximately two acres of gardens and paddock. Five bed, four ensuite. Large adjoining part converted barn offering further significant potential. Easy access for Carlisle, Lake District and Solway Coast. Thriving bed and breakfast business.



Situation and description Fiddleback Farm is beautifully placed being set back from the A.595 and 7.5 miles from central Carlisle. The property is well placed for access to the market town of Wigton where there is a range of amenities on offer including the high achieving Nelson Thomlinson Secondary School. There is good access for the Lake District National Park and Cockermouth and a little closer to home the Solway coast which is well known for its migrating bird life, and the beaches of west Cumbria. The regional capital of Carlisle has an excellent range of social, leisure and retail opportunities available. The city has an excellent range of social, leisure and retail opportunities available. The city has an attractive pedestrianised area, a historic cathedral and prominent castle.

The city benefits from being on the Virgin west coast main line which provides fast and frequent services to London in around three hours twenty three minutes and non-stop to Glasgow. The city's central railway station serves many other destinations including for the Lake District and west Cumbria, Edinburgh, Newcastle, Manchester, Manchester Airport and Birmingham. With or just over two hours by car are several international airports including, Newcastle, Glasgow, Edinburgh, Manchester and Liverpool.

Fiddleback Farm and the area has quite a history, particularly Roman between 105 and 140BC. It is sited three miles from Olenacum, an ancient Roman Fort at Red Dial and is believed, before 1600, to have been a fortified building to repel invading Celts and is constructed on the site of a Roman Mile House. Fiddleback Farm as it stands today is unique, believed to have been altered from its cylindrical shape, to the shape of a fiddle, in 1709.

Fiddleback Farm offers impressive accommodation providing a wonderful family home. The current owners also run a bed and breakfast which could be developed further. The comprehensive five bed, four ensuite, accommodation benefits from good living space and has significant further potential within the adjoining and part

converted barn.

Vestibule Glazed door and windows. Ceramic tiled floor. Access to drying room housing the central heating boiler and hot water cylinder. Glazed door and side panel to hall.

Entrance hall Ceramic tiled floor. Radiator. Walk-in store cupboard with light and shelving. Ceramic tiled floor.

Inner hall Linen cupboard. Radiator. Exposed timbers. Curved stairwell. Access to utility room.

Study 11'6 to chimneybreast x 13'11 average (3.51m to chimneybreast x 4.24m average) Sash window with shutters to front elevation. Sunny aspect to garden and fields. Radiator. Sandstone chimney and fireplace. Chimneyside cupboards. Picture and wall lights. Exposed beam.

Sitting room 15'4 to chimneybreast x 16'3 average (4.67m to chimneybreast x 4.95m average) A lovely curved wall including a sandstone feature and sash window with shutters. Radiator. Original external door. Flagged sandstone floor. Sandstone fireplace. Open grate. Two radiators. Exposed beam. Picture light.

Utility room 15'8 x 12'2 average (4.78m x 3.71m average) Ceramic tiled floor. Radiator. Two sash windows. Garden aspect. Wall lights. Exposed beam. Feature fireplace. Plumbing for automatic washing machine.

Lobby Ceramic tiled floor. Glazed external door. Second hot water cylinder. Cloaks cupboard.

Living dining kitchen 25'6 overall x 16'11/19'9 (7.77m overall x 5.16m) An impressive room with raked ceiling and a range of exposed oak beams and trusses. Double glazed French doors to rear. Extensive double glazing providing a pleasant rural aspect. Two bowl, stainless steel sink unit with mixer tap. The kitchen area has a ceramic tiled floor. Stainless steel Britannia range cooker. Cooker hood. Pantry. Plumbing for dishwasher. Island unit with power. Two radiators. Ample living/dining space with steps leading down to an interesting passage

providing access to the dining room.

Dining room 22'4 overall x 13'5 (6.81m overall x 4.09m) An interesting space featuring the whitewashed curved stone walls of the original building. Oak framed floor to ceiling double glazed windows and double glazed door to terrace and garden. Pleasant aspect. Underfloor heating.

Living room 15'8 overall x 16'9 overall (4.78m overall x 5.11m overall) Exposed oak timbers and trusses. Understairs cupboard. Radiator. Wall light. This room also has access from the hall and features a galleried landing providing access to the barn which offers further new development potential.

Bedroom one 18'0 average x 14'6 average (5.49m average x 4.42m average) Curved external feature wall. Sash window. Traditional floor to ceiling oak framed double glazed window. Two radiators. This attractive room features substantial oak beams and trusses. Wall lights. Built-in wardrobe.

Ensuite 7'1 x 5'6 (2.16m x 1.68m) White three piece suite. Bath with shower mixer. Pedestal wash hand basin. WC. Extractor fan. Exposed beams. Radiator.

Bedroom two 17'0 average x 11'9 average (5.18m average x 3.58m average) External door and window. Pleasant aspect. Stone feature wall. Exposed beams. Built-in wardrobe. Radiator.

Ensuite 7'4 average x 5'10 (2.24m average x 1.78m) White three piece suite. Shower cubicle. WC. Vanity wash hand basin with mixer tap and base cupboard. Extractor fan. Exposed beams. Radiator.

First floor

Bedroom 9'0 average x 10'3 (2.74m average x 3.12m) Exposed beam. Two radiators. Built-in wardrobe. Wall lights.

Ensuite Wash hand basin with mixer tap. Shower cubicle. Door to separate WC with concealed cistern. The bathroom has a sash window and pleasant aspect.



Inner landing Two built-in wardrobes.

Bedroom 15'7 average x 17'5 (4.75m average x 5.31m) Curved wall feature. Sash window. Built-in wardrobe. Feature fireplace. Radiator.

Ensuite 10'4 x 5'6 average plus door recess (3.15m x 1.68m average plus door recess) White four piece suite. Shower cubicle. Bidet. WC. Pedestal wash hand basin with mixer tap. Sash window. Radiator. Ladder towel radiator.

Bedroom 10'6 to chimneybreast x 14'5 average (3.20m to chimneybreast x 4.39m average) Feature sandstone chimney. Sash window. Sunny aspect. Exposed beam. Radiator.

Bathroom 10'8 excluding shower recess x 7'0 average (3.25m excluding shower recess x 2.13m average) White four piece suite. Bath. Shower cubicle. WC. Pedestal wash hand basin with mixer tap. Radiator. Ladder radiator. Two windows. Rural aspect.

Outside



Adjoining barn 37'7 x 32'2 overall (11.46m x 9.80m overall) A wonderful space offering huge potential and being accessed from the main house. This incredible space features the beams of the original construction and wonderful curved sandstone walls. The room already has a double glazed window, double glazed French doors and side panels, providing access to the rear. Pleasant rural aspect. This large space offers potential for a considerable variety of uses subject to planning. The barn also has a room off it which has been partly converted. This would make a wonderful home office and could be a breakfast kitchen to complement the proposed use of the barn.

Home office 22'8 overall x 12'3 (6.91m overall x 3.73m) As mentioned this space is part converted, has exposed beams and two windows.

The approach to Fiddleback Farm is most pleasing and features a tree lined drive to an area of parking. The front garden has a low stone wall with iron railings and iron gate, a flagged path and small terrace to original front door. To the side is a stone wall with iron gate providing access to a large lawned garden and pond. Terraced and decked areas. Rural aspect.



Beside the parking area is a large timber shed and beyond this gates provide access into a larger area of hardstanding with a lawned garden area adjacent to the field.

Additional land It should be noted that adjoining the property and available by separate negotiation is a further 7 acres.

Services Mains water and electricity. Private drainage. Oil central heating. LP gas for range cooker.

Tenure Freehold.

Directions Proceed west from Carlisle on the A.595 and continue on to the third roundabout and continue on signed Keswick/Cockermouth/Whitehaven. Carry on past Crofton Arch and the driveway for Fiddleback Farm is approximately 400 metres on the right hand side.

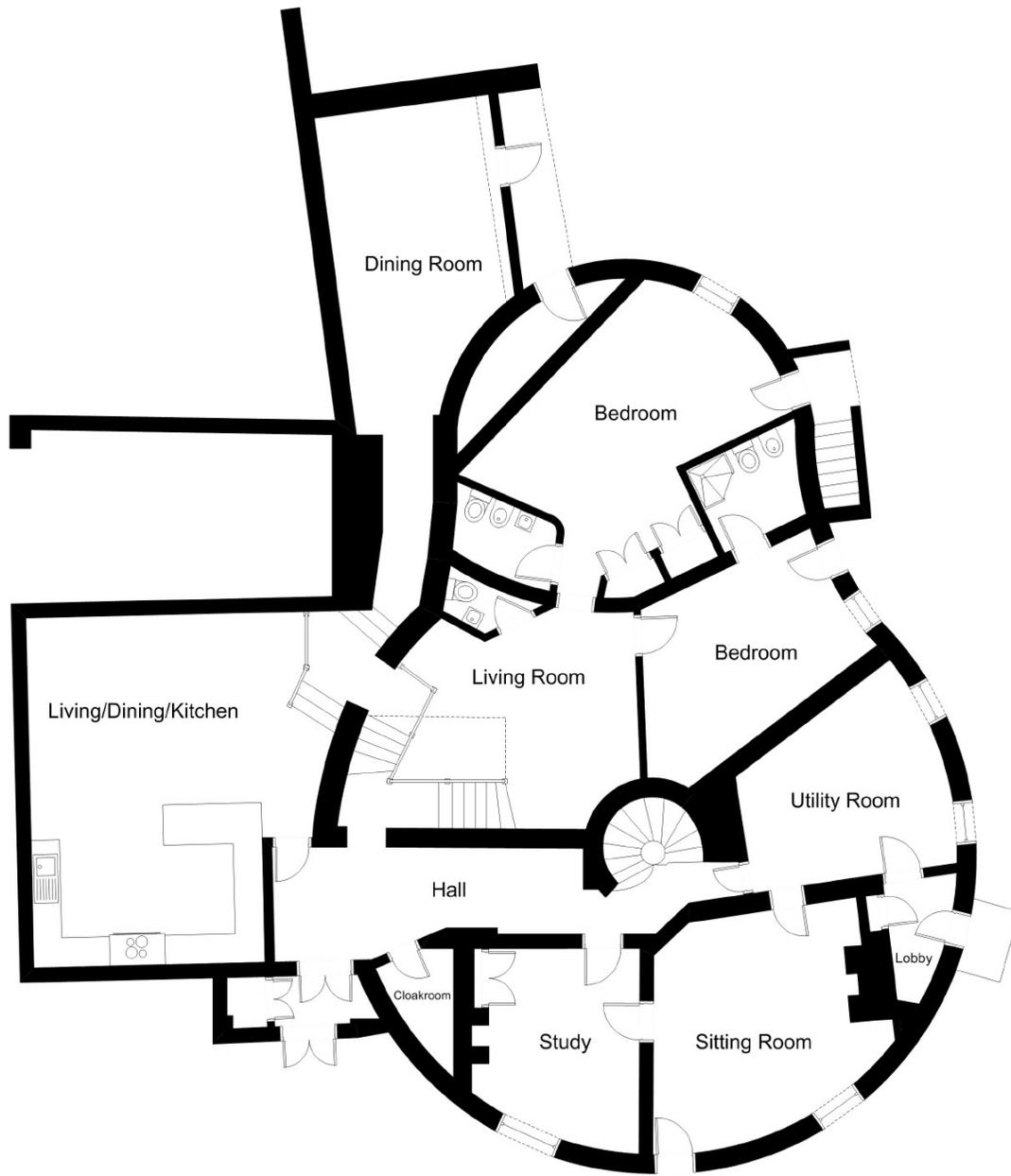
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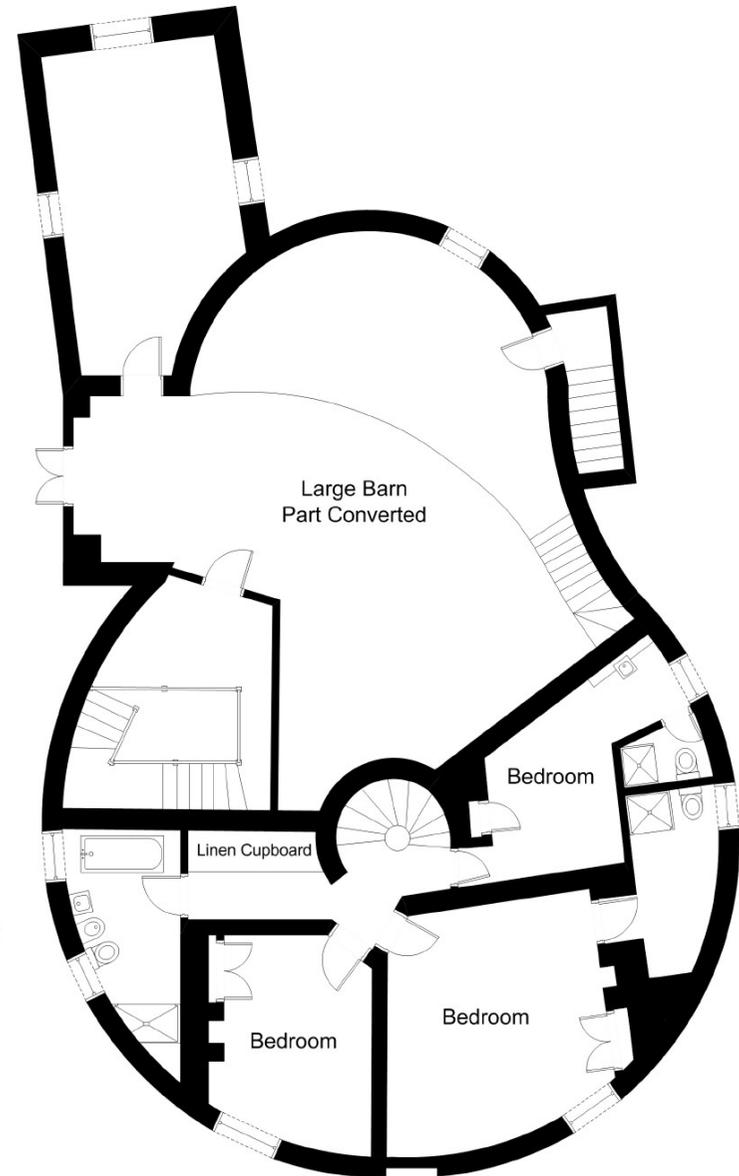
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Ground Floor



First Floor

For illustrative purposes only. Not to scale

Whilst every attempt has been made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. Bright Logic Limited 01491 824800.

