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FERN LEA

WAVERTON, WIGTON, CA7 0AE





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Fern Lea is a highly desirable 5 bedroom detached property located within the village of Waverton, near Wigton. The property lies within a large plot extending to around 3 acres including the benefit of a 2.77 acre paddock to the rear of the property.

For Sale by Private Treaty as a Whole

The beautiful property of Fern Lea lies in the village of Waverton, near the market town of Wigton. The property benefits from a village location, sitting in a generous plot with attractive surrounding gardens and orchard area, and a further 2.77 acre paddock to the rear of the property. The property benefits from useful outbuildings.

Within easy reach of Fern Lea lies the town of Wigton, just 2.6 miles east of the property, offering a range of services, shops and schools. The city of Carlisle lies 13.5 miles east of the property boasting a further range of services and amenities.

This charming property benefits from excellent access to the A596 which provides good access to Wigton, Aspatria, Carlisle and the M6 Motorway.

Fern Lea is a desirable detached property offering spacious accommodation over two floors including beautiful living and dining areas, an office, sun room, and 5 bedrooms, one with an Ensuite.



Fern Lea is of traditional stone construction under a slate roof.

The accommodation briefly comprises of:-

Internal Ground Floor

Rear Entrance Hallway

Tile floor, door to yard.

Utility

Sink with single drainer. Plumbing for washing machine & dryer.

Kitchen / Diner / Garden Room

4.60m x 5.15m,

3.95m x 3.00m

Part beech part tile flooring, patio doors to the yard, views to the rear garden and paddock. Base and wall units, 1 ½ bowl stainless steel sink, electric cooker, oil fired AGA.

Lounge

3.80m x 3.00m

Sandstone fireplace with Electric Fire, window seat to front.

Living Room

4.20m x 3.80m

Oak flooring, wood burning stove, slate hearth, sandstone surround. Window seat to the front.

Hallway and understairs cupboard.

Dining room

4.30m x 3.70m

Unique gallery landing above, exposed sandstone wall. Full length glazing to the rear with door. Oak flooring and door to garage.

Office

3.50m x 3.35m

Downstairs WC

2.00m x 2.00m

WC, shower, sink, electric heater, tile floor

First Floor

Hallway

Galleried landing over the dining room area.

Bathroom

3.25m x 2.10m

Tile floor, bath with a shower on tap, sink, WC, heated towel rail, airing cupboard.

Double Bedroom

3.80m x 3.15m

Window to the front.

Double Bedroom

4.05m x 3.80m

Cast iron feature fireplace, window to the front.

Single Bedroom

3.00m x 2.30m, window do the rear.

Double Bedroom

3.60m x 3.40m

Window to the front.

Double Bedroom with Ensuite

3.70m x 3.45m

Ensuite (3.45m x 1.80m) with bath, WC, sink, heated towel rail, shower cubicle and wooden floor.

Second Floor Sitting Room

5.40m x 3.50m

Open fire, exposed beams and vaulted ceiling. Extensive views to the rear, stained glass feature, TV ariel and phone points.

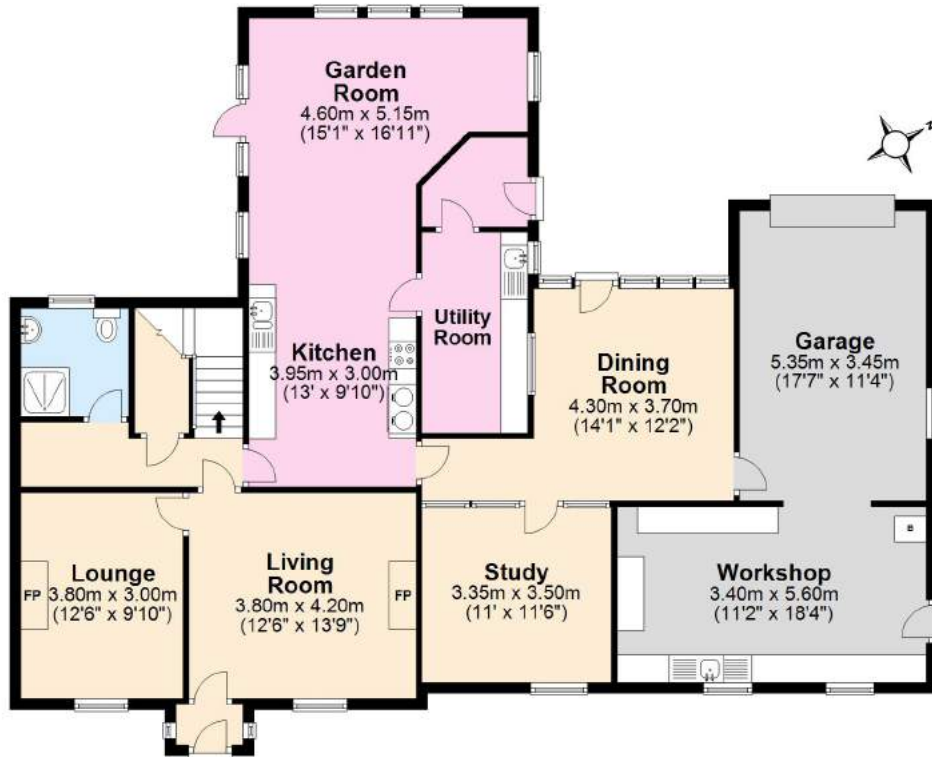




FERN LEA

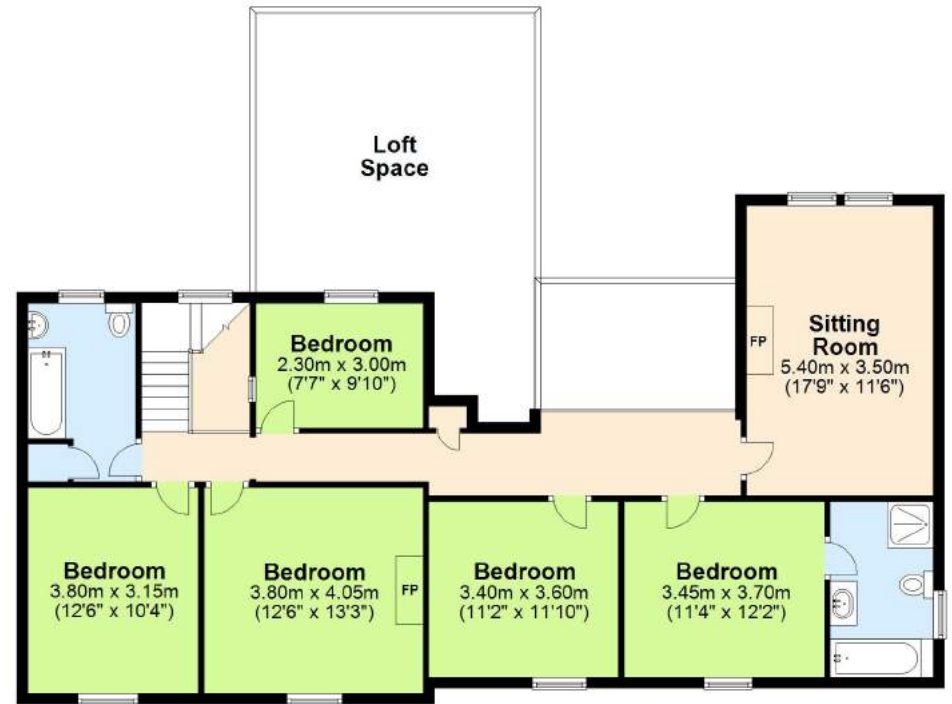
Ground Floor

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



First Floor

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





External

Integrated Garage

5.35m x 3.45m

Lights and sockets, oil central heating boiler for the house. Base and wall units, sink.

Block built slate roof garage

5.60m x 3.40m

Double wood doors, lights and sockets.

Former Pig Sty

Storage area. Lights and sockets.

Wood store

7.45m x 4.25m

Stone built with slate roof.

Garden Shed

4.20m x 2.50m

Wooden built with tin roof and concrete floor.

2 Bay Lambing Shed

7.00m x 5.00m

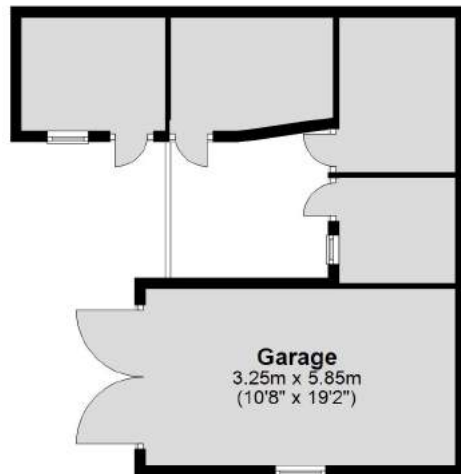
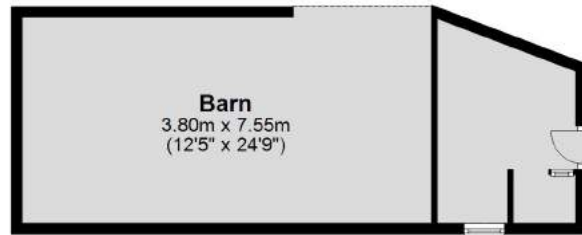
Timber built with tin roof and earth floor.

Beautiful, landscaped gardens surround the property with a patio area, pond and orchard to the rear. To the front garden is a green house. There is a paddock to the rear of the property with a range of mature trees.

Videography and further photography can be viewed on our Website / Facebook Page, though a viewing is highly recommended to appreciate the full beauty of this property.

Outbuildings

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





Services

The property benefits from a mains water and mains single phase electricity supply. Drainage is to the mains system. Fern Lea benefits from a fibre broadband connection. Fern Lea has an oil fired central heating system.

Council Tax

We understand that Cumberland Council (Allerdale) has scheduled the property as lying within Band D.

Outside

The property benefits from parking for vehicles on a tarmac drive laying to the rear of the property. The property has front and rear gardens which are laid to lawn alongside a vegetable patch and an orchard area.

Land

The property benefits from a 2.77 acre paddock to the rear of the property. The paddock has well established hedges and a range of mature trees.

Method of Sale

The property will be offered for sale by Private Treaty as a whole. Offers are to be made in writing to the Sole Agents. The Vendors reserve the right to sell the property without setting a closing date and any potential purchasers are therefore advised to register their interest with the Sole Agents. The Vendors reserve the right to exclude any of the property shown or generally amend the sales particulars.

Tenure

We understand that the title of the property is freehold.

Exchange of Contracts, Vacant Possession and Completion

The purchaser will be required to pay a 10% deposit of the purchase price on exchange of contracts. This is to take place within four weeks of an offer being accepted. The deposit will be non-refundable in the event of the purchaser being unable to complete a sale for any reason not attributable to the Vendors or their agent. Vacant possession will be given on completion which is to take place within four weeks of exchange of contracts.

Energy Performance Certificates (EPC)

An extract from the EPC'S showing the current and potential Energy Efficiency Rating of the farmhouse and farmhouse cottage are shown below. A full copy of the EPC's can be obtained from the Sole Agents (by prior appointment only).

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E		
21-38	F	34 F	
1-20	G		

Sporting and Mineral Rights

The Sporting and Mineral Rights will be transferred with the property to the extent which they are owned with the property.

Matters of Title

The property is sold subject to all existing burdens (covenants, rights of way, wayleaves, easements, drainage easements, rights of maintenance, ancient monuments, scheduled monuments, Sites of Special Scientific Interest etc) whether public or private and whether constituted in the title deeds or not. The purchaser(s) will be held to have satisfied themselves as to the nature of such burdens and are advised to contact the Vendors Solicitors on any matters arising.

Ingoings

There are to be no ingoing claims affecting the property.

Boundary Maintenance

The maintenance liability for the property is shown in the usual manner with inward facing "T" marks denoting liability. Where no "T" marks exist the responsibilities are not known.

Purchaser Registration

As part of the new Money Laundering Regulations relating to the sale of property, we as selling agents are obliged to carry out Customer Due Diligence checks on any potential purchaser prior to a transaction being completed. Anyone wishing to offer to purchase the property must provide us with proof of their identity prior to an offer being made.

IMPORTANT NOTICE

These particulars have been prepared in all good faith without responsibility on the part of the agents or their clients to give a general guide only as to the property. Nothing contained herein must be relied upon as a statement or representation of fact. These particulars do not form any part of an offer or contract and neither the agent nor their employees have any authority to make or give any representations or warranties whatever in relation to this property. We have not tested any services, appliances or installations nor carried out a survey. Areas, measurements or distances are given as a guide only and are not precise. Only specific items referred to are included. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of these particulars and no responsibility can be accepted for any loss or expense incurred in viewing. If any points are particularly relevant to your interest please ask for further information. The Vendor Reserves the right to sell the property without notice.

Particulars prepared June 2023

Viewing of the property is strictly by appointment with the Sole Agents, Hopes Auction Co Ltd, Syke Road, Wigton, Cumbria, CA7 9NS, Tel: 016973 44901, Email: landagent@hopesauction.co.uk.



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