

**WILKES  
GREEN  
HILL**

Residential  
Estate Agents  
Letting Agents

## **Howbeck School House Hesket Newmarket, Wigton, Cumbria, CA7 8JN**



- **Distinctive Converted Victorian School House in the Lake District National Park**
- **Positioned on the Edge of a Desirable Village**
- **Spacious, Stylish and Flexible Living Space**
- **Galleried Living Room, Dining Hall and Breakfast Kitchen**
- **2 Principal Bedrooms with Jack and Jill En-Suite Bathroom**
- **3 Further Bedrooms + Shower Room + Study/Snug/6th Bedroom**
- **Generous and Picturesque Gardens + Separate Orchard**
- **Oil Central Heating, Full Double Glazing and Multi Fuel Stove**
- **Tenure - Freehold, Council Tax Band - F. EPC Rating - E**

**Price £795,000**

Howbeck School House is a classic Victorian school building, converted by the current owners to create a magnificent, flexible, spacious and stylish family home on the edge of this desirable Lake District National Park conservation village. The conversion has been sympathetically carried out to retain a wealth of the original character combined with modern convenience and comfort.

The multi level accommodation comprises: Entrance Porch, Breakfast Kitchen, Dining Hall with a large galleried Living Room, Snug/6th Bedroom, Utility/Laundry Room, 2 Principal Double Bedrooms with a "Jack and Jill" Bathroom and 3 further Bedrooms with a Shower Room.

The house is set in a generous and beautifully maintained mature garden, circa 0.3 Acre which offers several distinct areas, as well as cobbled Off Road Parking for 3 to 4 vehicles and a large cobbled yard with a row of stone outhouses, all of which offer a high degree of privacy and some lovely outlooks to the surrounding countryside. There is also a separate Orchard on the opposite side of the road.

This outstanding country home also benefits from Oil Fired Central Heating, is fully Double Glazed and has a large Multi Fuel Stove in the living room.

Howbeck School House is subject to a local occupancy restriction which states that the property shall not be used other than as a private dwelling house by persons employed, about to be employed or last employed within a radius of 15 mile radius of the property. We understand that this includes Penrith, Carlisle and Keswick, however we urge that a buyer should satisfy themselves that they fulfill the requirements.

### **Location**

From Penrith, head to junction 41 of the M6 and follow the Wigton road, B5305 for approximately 7 miles. Turn left, signposted to Hesketh Newmarket and follow for 3.4 miles, through Millhouse and on towards Hesketh Newmarket. turn left, signposted to Mungrisedale, Howbeck School House is the first property on the left.

### **Amenities**

In the village of Hesketh Newmarket there is a village shop, sub Post Office and a village Inn. There is also a famous independent brewery in the village. Caldbeck, (1.8 miles) has a village primary/infant school, church, public house with restaurant and a village shop. All main facilities are in Penrith, a popular market town, having excellent transport links through the M6, A66, A6 and the main West coast railway line. There is a population of around 17,000 people and facilities include: infant, junior and secondary schools. There are 5 supermarkets and a good range of locally owned and national high street shops. Leisure facilities include: a leisure centre with; swimming pool, climbing wall, indoor bowling, badminton courts and a fitness centre as well as; golf and golf driving range, rugby and cricket clubs. There is also a 3 screen cinema and Penrith Playhouse. Penrith is known as the Gateway to the North Lakes and is conveniently situated for Ullswater and access to the fells, benefiting from the superb outdoor recreation opportunities.

### **Services**

Mains water and electricity are connected to the property.

Drainage is to a septic tank in the grounds of the property.

Heating is by fuel oil via a condensing boiler. The hot water is through the oil fired Rayburn range in the kitchen and an immersion heater.

### **Tenure**

The vendor informs us that the property is freehold and the council tax is band F.

### **Viewing**

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

## ACCOMMODATION

### Entrance

The natural entrance is through a broad timber door to the;

### Porch 6'x 4'9 (1.83mx 1.45m)

The porch is open to the apex with exposed timbers, the floor is quarry tiled and a window faces to the front. There is a built in storage bench with a coat rack and a single radiator. A broad timber door with glass inset opens to the;

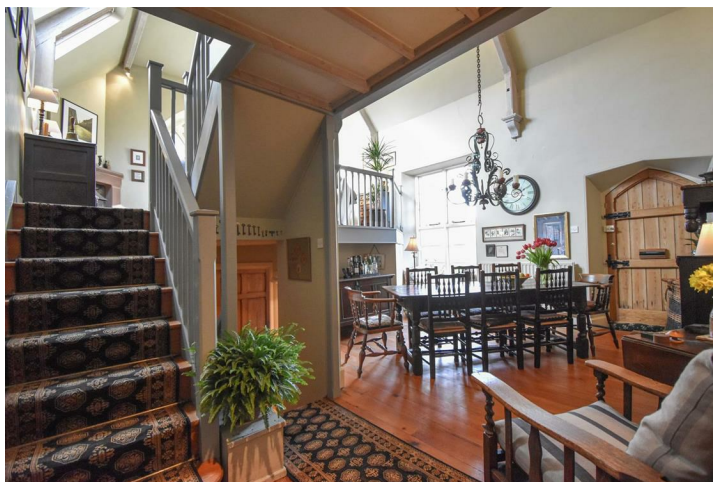
### Dining Kitchen 11'2 x 17'11 (3.40m x 5.46m)

Fitted with a handmade and painted units with a granite work surface incorporating a ceramic two bowl Belfast sink with mixer tap and tiled splash back. An inglenook houses a Rayburn Royal two oven range which also provides the hot water. There is an integral fridge, a dishwasher and two original large shelved wall cupboards. The flooring is natural pitch pine, there are exposed rafters to the ceiling and a double glazed window over the sink looks onto the garden. A broad timber door opens to the;



### Dining Hall 15'5 x 18'1 (4.70m x 5.51m )

Stairs lead to the upper and lower levels with the ceiling being open to the full height and having a gallery around the living room. The flooring is natural pitch pine, there is a double radiator and a large window and broad timber door open to the cobbled courtyard. A further timber door opens to the inner lobby for bedrooms 3, 4 and 5 and the shower room.



### Living Room 14'8 x 18'3 (4.47m x 5.56m)

A large double glazed arched window to the gable looks onto the garden and two double glazed Velux windows help to give a high level of natural light. To one corner is a multi fuel stove set in a natural stone surround. The flooring is natural pitch pine and the ceiling is open with exposed beams. There is a double radiator, a wall point for a TV and a short staircase leads to the;



**Landing 14'8 x 18'3 (4.47m x 5.56m)**

With natural pitch pine flooring and broad timber doors off.

**Bedroom One 11'2 x 18'1 (3.40m x 5.51m)**

A large double glazed arched window to the gable looks across the garden to the surrounding countryside. The ceiling is open with exposed beams and the flooring is natural pitch pine. There is a feature cast iron fireplace, a double radiator and open doorway to a dressing area with two built in wardrobes, one giving hanging and shelving space the other housing a the hot water tank with a double glazed Velux window above. A broad timber door opens to the.



**Bathroom 6'9 x 10'5 (2.06m x 3.18m )**

Fitted with toilet, a wash basin, a bidet and a claw foot bath with with mixer handset shower taps. The floor is natural pitch pine, the ceiling is partly sloped with a double glazed Velux window, the walls are part panelled and there is a double radiator. A timber door opens to;



### **Bedroom Two 12'10 x 16' (3.91m x 4.88m)**

A double glazed arched window gives a view to the surrounding fields. The floor is natural pitch pine, there are exposed beams to the ceiling. a double radiator and built in wardrobe with hanging and shelving. A broad timber door opens back onto the landing.



### **Side Lobby 10'9 x 4'8 (3.28m x 1.42m)**

Accessed from the dining hall, the flooring is natural pitch pine, there is a single radiator and pitch pine panel doors off.

### **Bedroom Three 12'9 x 10'10 (3.89m x 3.30m)**

Having a feature cast iron fireplace with a built in cupboard and shelves and drawers to one side. The ceiling has exposed rafters, the floor boards are painted and there is a single radiator. A double glazed window with blind looks onto the surrounding fields.



### **Bedroom Four 6'7 x 10'10 (2.01m x 3.30m)**

The floorboards are painted, the ceiling has exposed rafters and there is a single radiator and double glazed window.



### **Bedroom Five 11'10 x 5'5 (3.61m x 1.65m)**

The ceiling is sloped with exposed beams and rafters. A recess to one wall has built in shelves and cupboard. There is a double radiator and a double glazed windows face to two sides.



### **Shower Room 8'7 x 4'7 (2.62m x 1.40m)**

Fitted with a toilet, a wash basin and a large shower enclosure, tiled to three sides with a mains fed shower having handheld and rainwater heads. The walls are tiled, the floor is tiled and there is a heated towel rail, a double glazed window and an extractor fan.



### **Lower Level**

A short run of stairs from the dining hall leads to a small lobby with access to an under stairs cupboard and having pitch pine panelled doors off.

### **Snug/6th Bedroom 12'4 x 12'1 (3.76m x 3.68m)**

There is a cast iron feature Horseshoe fireplace, a double radiator and double glazed double doors open onto the cobbled courtyard garden.



### **Utility Room 12' x 4'8 (3.66m x 1.42m)**

Having a Belfast sink with handmade cabinets to the side and above, plumbing for a washing machine and space for an upright fridge freezer. A Grant oil fired condensing boiler provides the central heating. The floor is quarry tiled.



### **Outside**

A wooden gate set in large stone gate posts opens to give access to a cobbled parking and turning area allowing parking for three to four cars, and a camper van/caravan.





Around the parking area are mature shrub beds and steps down to a sandstone flagged terrace area which extends around the side of the house and a gravelled path leads to a small lawned garden area with shrubs around



To the side of the house is a cobbled courtyard with steps up to a door into the dining hall. Across the length of the yard is a stone outhouse in three sections with a lean to potting shed



**Store Shed 6'3 x 10' (1.91m x 3.05m)**

Having shelves to two sides, stone flagged flooring, light and power points.

**Work Shed 6'3 x 14'3 (1.91m x 4.34m)**

With stone flagged flooring, light and power points.

**Store 6'3 x 14'3 (1.91m x 4.34m)**

With a light

A gate in the wall to one end of the yard opens to the main garden which is mainly to grass and has several mature shrub beds and borders/raised beds and a pergola planted with roses and clematis.

There are also six mature broad leaf trees and a children's tree house.

Separate to the garden and across the road is an;

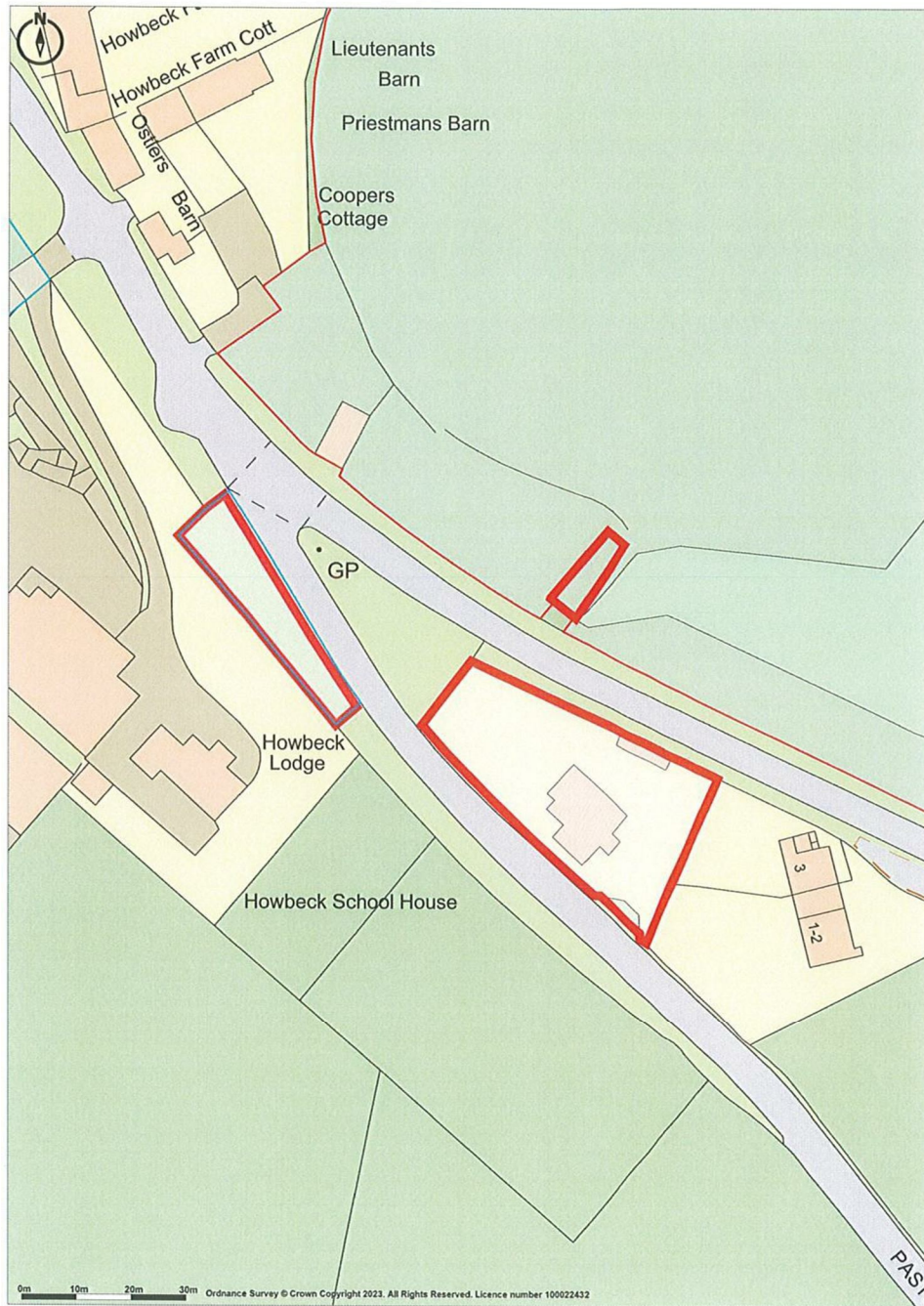
## Orchard

Planted with a variety of fruit trees including apple, pear and damson and soft fruits including raspberries and blackcurrants.



**This map is for identification purposes only and does not form part of the contract of sale.**

This map is for identification purposes and does not form part of the contract of sale

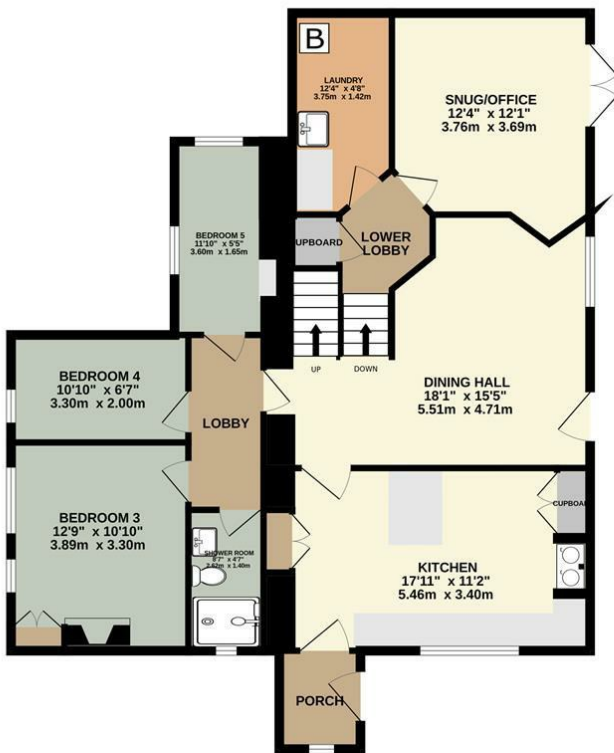


**Promap**  
LANDMARK INFORMATION

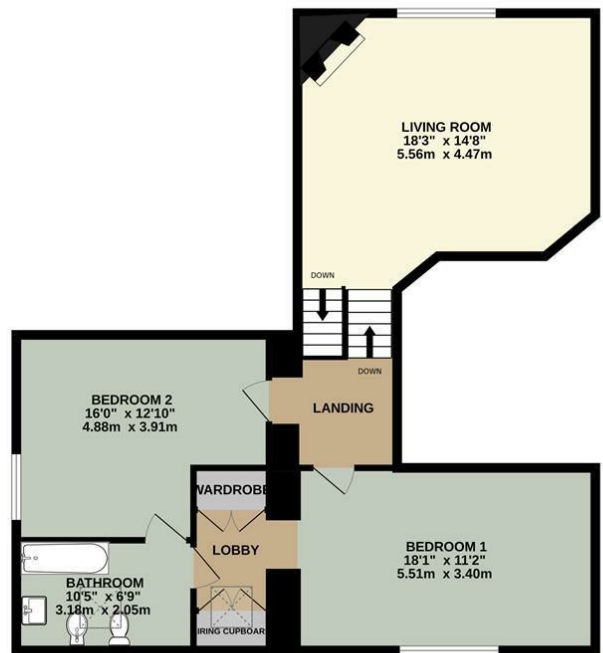
Ordnance Survey Crown Copyright 2023. All rights reserved.  
Licence number 100022432.  
Plotted Scale - 1:1250. Paper Size - A4

**WILKES  
GREEN  
HILL**

GROUND FLOOR  
1099 sq.ft. (102.1 sq.m.) approx.

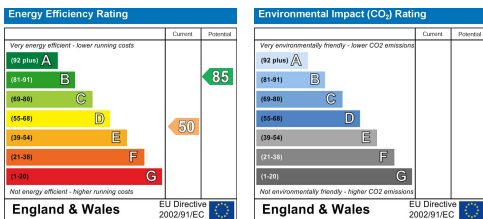


UPPER FLOORS  
851 sq.ft. (79.0 sq.m.) approx.



TOTAL FLOOR AREA: 1950 sq.ft. (181.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2023



Email - [welcome@wilkesgreenhill.co.uk](mailto:welcome@wilkesgreenhill.co.uk)

Visit our Website - [www.wilkesgreenhill.co.uk](http://www.wilkesgreenhill.co.uk)

**Disclaimer**

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in the employment of Wilkes-Green + Hill Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property.

**Data Protection**

We retain the copyright in all advertising material used to market this Property.

9 + 10 Angel Lane  
Penrith  
Cumbria  
CA11 7BP

T: 01768 867999  
F: 01768 895033  
[info@wilkesgreenhill.co.uk](mailto:info@wilkesgreenhill.co.uk)  
[www.wilkesgreenhill.co.uk](http://www.wilkesgreenhill.co.uk)

Registered in England and Wales No. 3210913  
Registered Office: 9 + 10 Angel Lane, Penrith

