



**Long View, Wilton, CA22 2PJ**

Guide Price **£450,000**

**PFK**

# Long View

## The Property:

Tucked away in the charming rural hamlet of Wilton, this exceptional detached home offers an outstanding opportunity for families seeking space, comfort, and breathtaking countryside views. Sitting on a substantial plot with expansive gardens to the front and rear, the property enjoys an enviable setting with far reaching vistas over rolling fields, true to its name. Despite its peaceful location, the home remains highly convenient, with Egremont's schools, shops, and amenities just a short drive away and the stunning landscapes of the Lake District National Park within easy reach.

With an **impressive 266m<sup>2</sup> of living space**, this home is designed for both comfort and versatility. A **spacious entrance hallway** welcomes you in, leading to the **huge lounge diner**, where large patio doors open onto the rear garden, framing the beautiful views beyond. A **separate dining room/second reception room** provides further flexibility, ideal as a formal dining area, home office, or playroom. The **large dining kitchen** offers fantastic family space, while a **porch, WC, and boiler cupboard** complete the ground floor.

Upstairs, the home has been thoughtfully reconfigured to create **generously proportioned bedrooms**, including a **spectacular principal bedroom spanning the full depth of the house**, with dual aspect windows capturing both front and rear views. Two further, **large double bedrooms** provide ample accommodation, while the **modern five piece family bathroom** adds a contemporary touch.



## Long View

### The property continued.....

Externally, the home continues to impress. A **private driveway provides parking for multiple vehicles** and leads to a **detached double garage**, perfect for storage, a workshop, or conversion (subject to consents). The **extensive rear gardens** include a **large patio terrace**, ideal for entertaining, while the **rolling lawns** offer a wonderful space for children to play and adults to relax.

A rare opportunity in a sought after rural location, this outstanding family home provides **space, privacy, and spectacular surroundings**, all within easy reach of everyday amenities and the natural beauty of the **Lake District National Park**.

- **Substantial detached family home offering an impressive 266m<sup>2</sup> of living space in a peaceful rural setting.**
- **Three exceptionally large double bedrooms, including a stunning principal bedroom spanning the full depth of the house**
- **Council Tax: Band E**
- **Tenure: Freehold**
- **EPC rating D**





## Long View

### Location & directions:

Wilton is a charming rural hamlet nestled just outside Egremont, offering a tranquil countryside lifestyle whilst remaining well connected.

Surrounded by open fields and rolling landscapes, the setting provides an idyllic retreat with stunning walks right from your doorstep. Egremont is just a short drive away, offering a range of amenities, including schools, supermarkets, and shops. The beautiful Cumbrian coastline and the western fringes of the Lake District National Park are also within easy reach, making this a fantastic location for those seeking both convenience and natural beauty.

### Directions

The property can be located using either CA22 2PJ or [What3words///expired.trump.paradise](https://www.what3words.com/expired/trump.paradise)



## ACCOMMODATION

### Entrance Hallway

Accessed via composite entrance door with glazed side panels. Bright, spacious hallway with front aspect window, radiator and stairs to first floor accommodation. Access to all ground floor living accommodation and to WC and side porch.

### Cloakroom/WC

5' 0" x 5' 7" (1.52m x 1.70m)

Fitted with low level WC and wash hand basin. Tiled splash backs, obscured window and radiator.

### Side Porch

3' 10" x 6' 6" (1.16m x 1.97m)

A part glazed UPVC door offers external access and a further internal door into:-

### Walk-In Storage/Boiler Cupboard

4' 11" x 4' 11" (1.50m x 1.49m)

A large cupboard which offers great storage and also houses the gas boiler.

### Lounge/Diner

29' 0" x 21' 5" (8.85m x 6.54m)

A bright, triple aspect, reception room, substantial in size with windows to front and side elevations and sliding patio doors providing access to the rear of the property. Open fire set in feature stone surround, two radiators and wood flooring. Door to: -

### Dining/Second Reception Room

17' 7" x 13' 11" (5.36m x 4.25m)

Large room with the benefit of a large window to rear elevation overlooking the gardens. Radiator, wood flooring, doors to hallway and to: -



### Dining Kitchen

19' 6" x 13' 7" (5.95m x 4.15m)

Dual aspect kitchen with windows to side and rear elevations with the latter overlooking the gardens. Fitted with a range of matching wall and base units with contrasting work surfacing incorporating 1.5-bowl stainless steel sink/drainage unit with mixer tap. Electric oven integrated at eye level, electric hob with extractor over, space/power/plumbing for dishwasher, washing machine and tumble dryer, space for fridge freezer and ample space for large dining furniture. Radiator and door to hallway.

### FIRST FLOOR

#### Landing

Bright landing area with two windows to front elevation, radiator and providing access to three bedrooms and family bathroom.

#### Built In Linen/Storage Cupboard

5' 3" x 7' 9" (1.59m x 2.37m)

Accessed from the landing this is a superb storage space or could easily be reconfigured to provide an ensuite shower room for Bedroom 3. The whole of the first floor offers scope to provide four or even five bedrooms if required (subject to consents).

#### Bedroom 1

29' 9" x 18' 11" (9.07m x 5.77m)

Superb principal bedroom, spanning the full depth of the property and windows to both front and rear elevations - with the rear window commanding fabulous open countryside views across the garden. Two radiators. Note: this room could easily be reconfigured to provide an impressive suite with ensuite and dressing room or alternatively, split to provide a fourth bedroom should that be required (subject to consents).



**Bedroom 2**

15' 10" x 17' 0" (4.83m x 5.17m)

Substantial, rear aspect, double bedroom with radiator.

**Bedroom 3**

15' 11" x 14' 0" (4.84m x 4.27m)

Large, rear aspect, double bedroom with radiator.

**Family Bathroom**

8' 0" x 11' 9" (2.43m x 3.58m)

Superb, partly tiled, family bathroom fitted with contemporary, five piece suite comprising bath, large corner shower enclosure, close coupled WC, bidet and wash hand basin set on vanity storage unit. Obscured window and chrome laddered radiator.





## EXTERNALLY

### Garden

The property is complemented by well proportioned gardens to both front and rear. The substantial front garden is mainly laid to lawn and the expansive, fully enclosed, rear garden features a further large, rolling area of lawn backing onto open countryside – perfect for children to play.

### Driveway

5 Parking Spaces

The property is accessed, together with a handful of other properties, via a private lane and a cattle grid then gives access to a private driveway for Long View itself. The driveway offers offroad parking for multiple vehicles and leads around to a further parking area at the rear.

### Double Garage

2 Parking Spaces

Positioned to the rear is a large, detached, double garage with electric roller door to the front and two windows to the side. Suitable for a variety of uses or option for conversion (subject to planning permission/consents).



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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

**Approximate total area<sup>(1)</sup>**

3247.69 ft<sup>2</sup>  
301.72 m<sup>2</sup>

**Reduced headroom**

25.94 ft<sup>2</sup>  
2.41 m<sup>2</sup>

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**GIRAFFE 360**

**ADDITIONAL INFORMATION**

**Services**

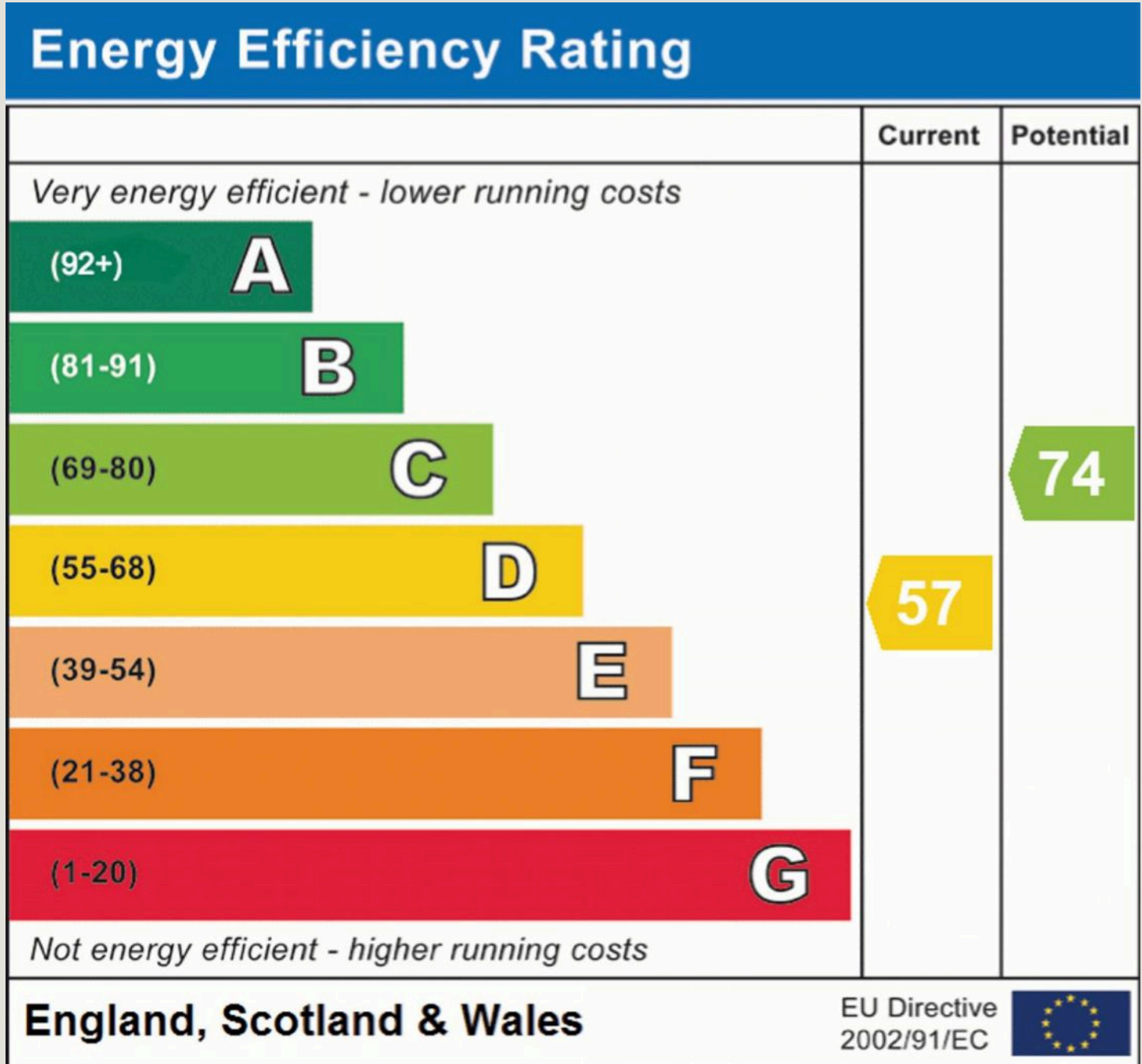
Mains electricity, gas & water; septic tank drainage; gas-fired central heating, double glazing installed throughout. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

**Septic Tank**

We have been informed that the property has a septic tank and would advise any prospective purchaser to check it complies with current standards and rules introduced on 1st January 2020.

**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 : Naphthens 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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