



**FINE** & **COUNTRY**

Rook House  
Cuddy Lonning | Wigton



## Rook House

*A Grade II Listed  
Georgian home on the  
outskirts of Wigton*





An attractive Grade II Listed Georgian property with period features throughout and five bedrooms in total.

The house was originally built in 1826 as part of the Quaker School also known as Brookfield School. The current owners sympathetically renovated and restored the property to its current high standard.

The accommodation includes spacious entrance hall, kitchen/diner along with access to the basement cellar. There are also three spacious and light filled reception rooms. Stairs lead to the first floor with four bedrooms and five piece family bathroom suite.

The attached annex comprises a reception room with stylish mezzanine, utility room, shower room, connecting hallway and double bedroom plus a large storage room which is accessed externally.

The property is set on a substantial plot with parking area and beautiful gardens to the front, side and rear along with patio areas, ideal for alfresco dining.

Rook House has retained much of the period character and features and the rooms are of good proportion with plenty of windows bathing them with light.

It should be noted that store at the end of the annex shares a short roof section with the adjacent building (not a residence) as both properties were originally part of the school.

Located on the outskirts of the market town of Wigton being just a 15 minute walk to the town centre.





## KEY FEATURES

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### Location & General

- Grade II listed Georgian attached property
- Period features throughout
- Around 221m<sup>2</sup> (2383 ft<sup>2</sup>) of accommodation
- Close to amenities in Wigton town centre
- Excellent transport links

### The Property

- Spacious entrance hall
- Basement level cellar
- Two sitting rooms with fireplaces
- Separate formal dining room/study
- Kitchen with fitted cabinets and separate utility area
- Ground floor shower room
- Impressive family room with mezzanine level playroom
- Ground floor double bedroom
- Four first floor double bedrooms
- Five piece house bathroom

### Outside

- Large plot with lawned garden to front
- Attached store
- Patio area to rear
- Wonderful gardens to the front, east side and rear with large lawn and mature trees and shrubs

N.B The store at the end of the annex shares a short roof section with the adjacent building (not a residence)





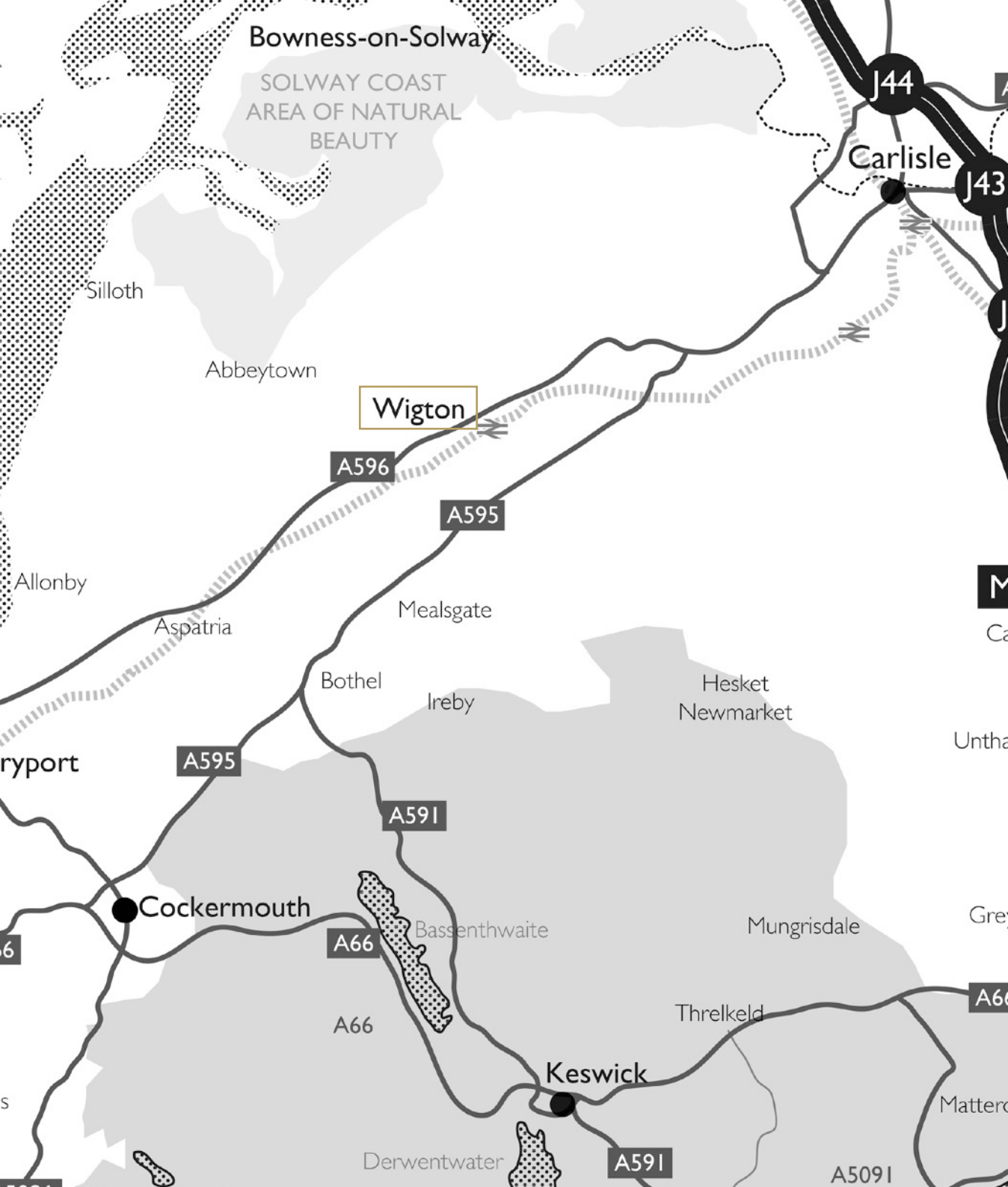












## Local Area Guide

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The property is located in a desirable area on the outskirts of Wigton. Wigton town centre is just a mile away, with excellent amenities including supermarkets, independent shops, dentist, optician, train station, a doctors' medical practice with 'Outstanding' accreditation and an Ofsted 'Outstanding' accredited secondary school.

The Lake District National Park and Solway Coast are only around 15 minutes drive for leisure activities and stunning walks. The A596/5 offer easy access to Cockermouth and Carlisle, with major amenities and West Coast Main Line station, taking you to London in around 3.5 hours.

1



## *Leisure Time*

1 Enjoy a day out in the Lake District National Park with stunning lakes, fells and forests to explore 2 Spot wildlife and enjoy sunset coastal walks in the nearby Solway Coast AONB 3 The medieval town of Wigton has an excellent choice of cafes and shops, set around its historic market square

2



3

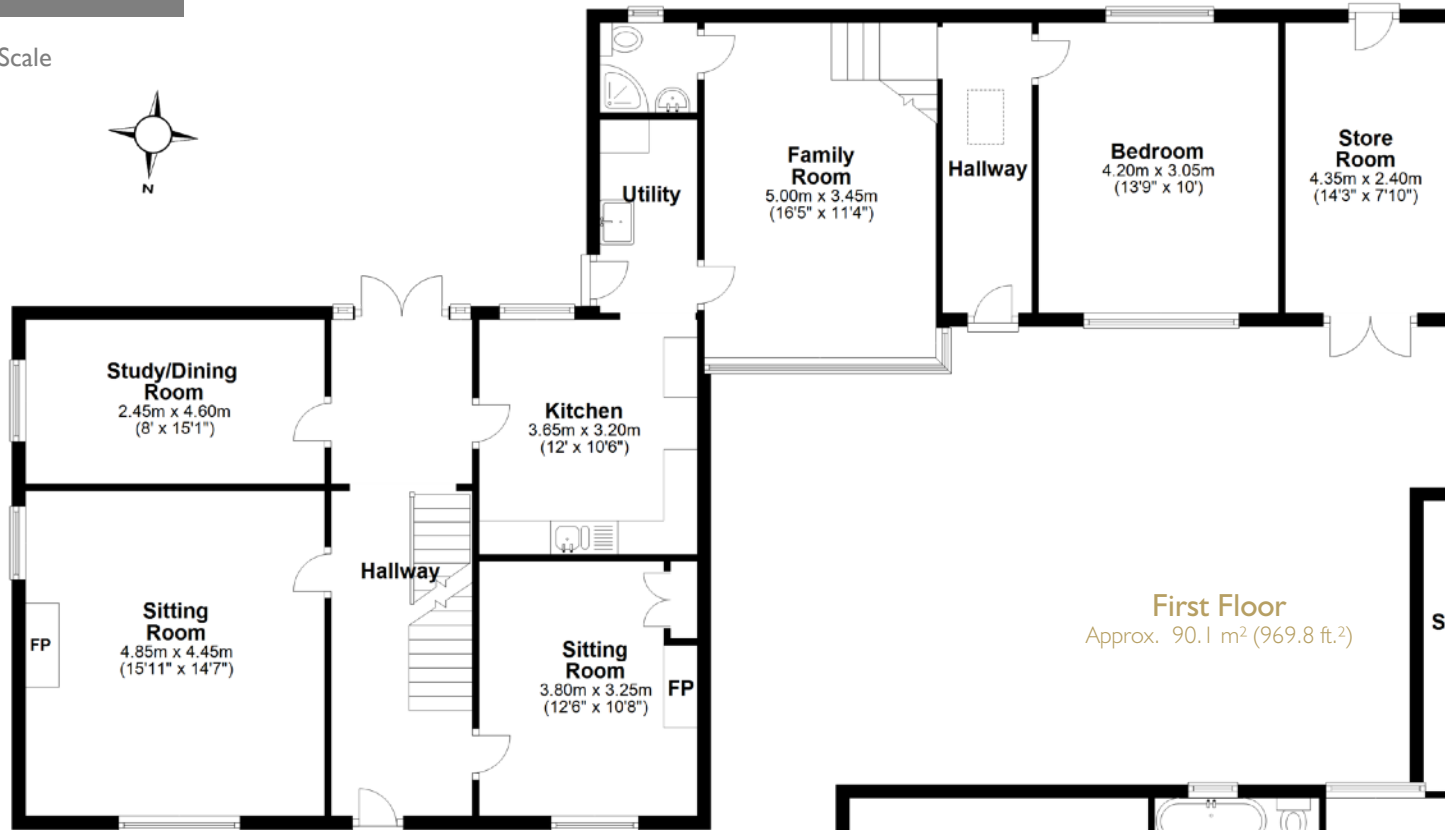


# Floor Plans

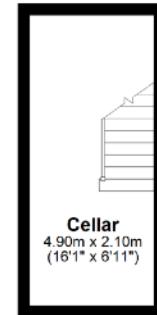
Not to Scale



**Ground Floor**  
Approx. 131.3 m<sup>2</sup> (1413.6 ft.<sup>2</sup>)



**Cellar**  
Approx. 10.3 m<sup>2</sup> (110.8 ft.<sup>2</sup>)  
Located under main house hall



**First Floor**  
Approx. 90.1 m<sup>2</sup> (969.8 ft.<sup>2</sup>)



# further info

## On the road

Wigton centre - 1 mile, 2 min

Solway Coast AONB - 6 miles, 10 min

Lake District NP - 6 miles, 12 min

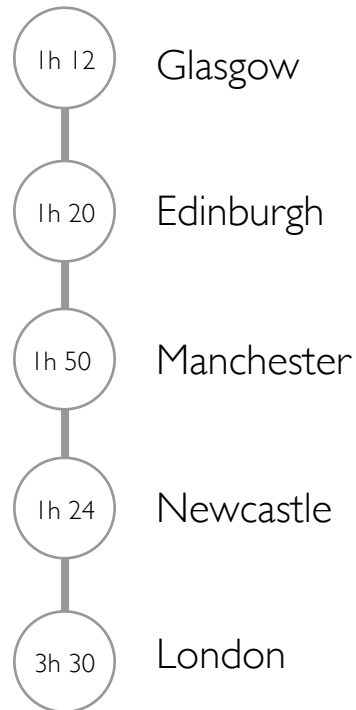
Carlisle - 11 miles, 20 min

A595 - 0.1 miles, 1 min

The above journey times and mileages are for approximate guidance only and have been sourced from the fastest suggested route on Google Maps from the property postcode.

## Rail Journeys

Based on approximate direct train journey durations from **Carlisle**. Train service durations vary, check [nationalrail.co.uk](http://nationalrail.co.uk) for further details.

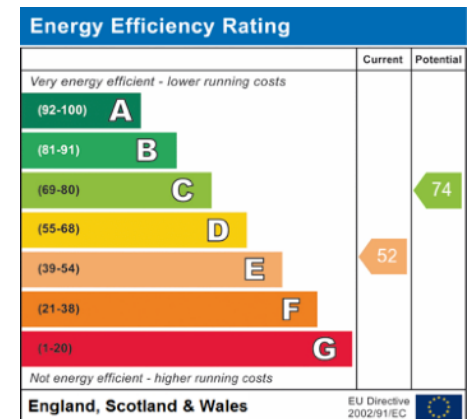


## Services

Mains gas, electricity, drainage and water  
Gas central heating

## Other info

Council Tax band: D



## Getting to Rook House

From M6 J41, take the B5305 to Wigton. Drive to the town centre and at the monument turn left off High Street and onto West Road. Continue along this round for one mile and the property is located on the left hand side before you get to the small bridge.

**Address:** Rook House, Cuddy Lonning, Wigton, Cumbria, CA7 0AA

**To view:** Strictly by appointment only with Fine & Country  
Telephone **01228 583109**  
email [cumbria@fineandcountry.com](mailto:cumbria@fineandcountry.com)

## Agents Notes

All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

**For a free valuation, contact the number below.**

## Fine & Country

Tel 00(44)1768 869007 or 00(44)1228 583109

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