



Eden Estate Agents



THE COACH HOUSE

Hesket Newmarket, Wigton, Cumbria CA7 8JG

Guide Price £210,000



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The Coach House

The Coach House is a one bedroom detached country cottage, situated adjacent to the covered market cross on the village green in the centre of Heskett Newmarket, about 15 miles from Penrith and the same from Carlisle. Grade 2 Listed, it used to be a coach house to one of the larger properties in the village, when the coach was housed downstairs and the groom upstairs!

Heskett Newmarket is a small village situated just inside the northern edge of the Lake District National Park, nestling in the Caldbeck fells. It is a collection of mainly 18th century cottages, gathered around a village green and the market cross. It is home to the renowned Heskett Newmarket Brewery and the Old Crown Inn, the village pub which is cooperatively owned.

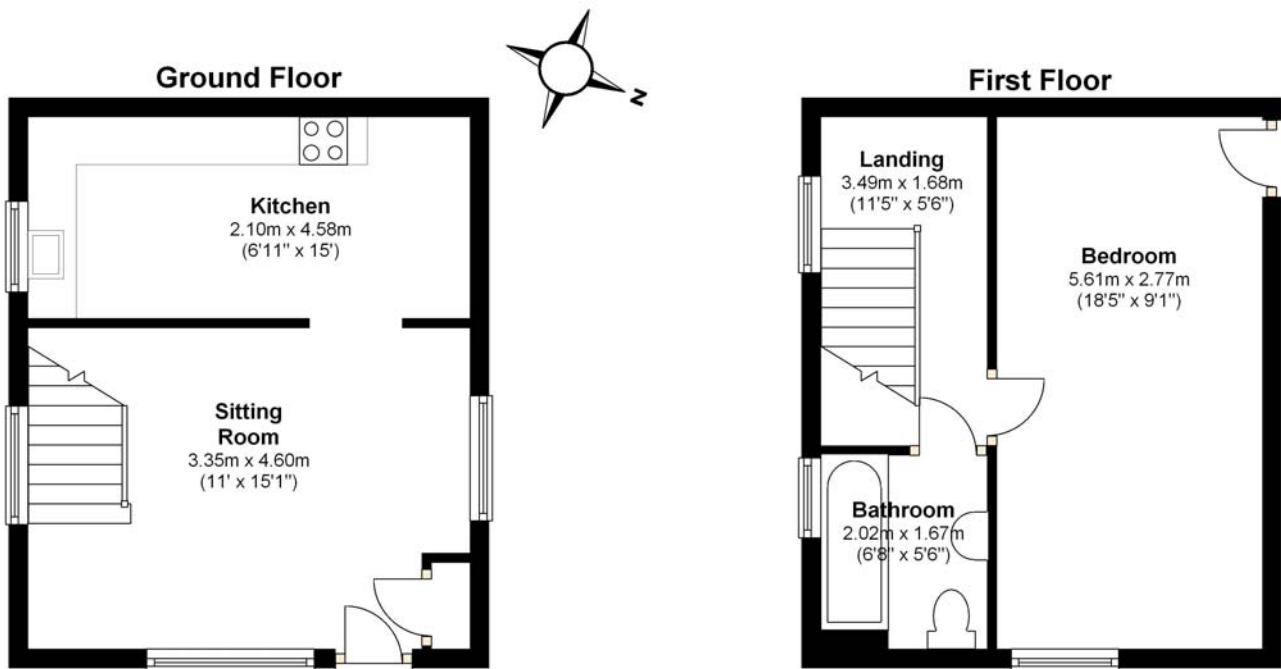
This unique property has accommodation arranged as follows - downstairs there is a kitchen and living room and on the first floor a double bedroom and bathroom.

Services: mains water, drainage and electricity; oil-fired central heating

Council Tax Band: A

Viewing: strictly by appointment with our Penrith Office

Floor Plans and Environmental Ratings



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

Important Note: We endeavour to make our sale particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of a contract. Prospective buyers and their advisers should satisfy themselves as to the facts and availability before arranging an inspection. Further information on points of particular importance can be provided. Services, fittings and equipment have not been tested. Room sizes should not be considered exact. Floor plans are not to scale and are intended to provide guidance on layout and room sizes. Council tax band information may be subject to revision. Any distances between places are approximate. © Eden Estate Agents Limited July 2009.