



## Linton Garth Plumbland , Aspatria CA7 2ET

Bungalow - Dormer Detached



GRISDALES  
PROPERTY SERVICES

**£495,000**



4



2



2



53

### Key Highlights

- Architect-designed home, built and cherished by the original owners for almost 50 years
- Conservatory, cosy lounge with log burner, and stunning first-floor sitting room/master/guest suite
- Quality Hammonds fitted wardrobes in most bedrooms
- Bright, spacious interiors with a superb flow and versatile living areas
- Recently refitted contemporary kitchen with cream gloss units
- Large driveway and double detached garage with electric door
- Beautifully landscaped front and rear gardens, maintained to an exceptional standard
- Elevated position with far-reaching views to the Solway Firth and Dumfries & Galloway, set within the sought-after village of Plumbland
- EPC Rating E

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Linton Garth Plumbland, Aspatria





## Welcome to Plumbland, Aspatria

This exceptional home in Plumbland perfectly combines striking architectural design, spacious and light-filled interiors, and stunning outdoor surroundings.

Lovingly designed and maintained by its original owners for nearly 50 years, it offers beautifully flowing accommodation with versatile living spaces, a stylish updated kitchen, and quality fitted features throughout.

The impressive gardens rival show-standard quality, while the elevated position provides breathtaking, ever-changing views across countryside to the Solway Firth and beyond.

All of this is set within a welcoming village community with excellent access to Cockermouth, the Lake District, and surrounding areas—making it a truly special and complete lifestyle opportunity.

Floorplan

Linton Garth, Plumbland, Aspatia, Wigton, CA7

Approximate Area = 2146 sq ft / 199.3 sq m  
Garage = 370 sq ft / 34.3 sq m  
Total = 2516 sq ft / 233.6 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition.  
Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024.  
Produced for Grisdale REF: 1470365

Total Floor Area:  
sq ft

## THINGS YOU NEED TO KNOW

The property is Freehold and benefits from electric, water and drainage services. Oil central heating.

## OWNERS COMMENTS

In the owners words " We have loved living in a friendly community where villagers have the time to speak to one another and collectively enjoy what the village has to offer. The expansive views from both our conservatory and upstairs lounge have given us so many memorable sunsets over the Scottish hills, just gorgeous "

## WHAT A BEAUTIFUL HOME

Bursting with character, space, and an abundance of natural light, this exceptional home is a true celebration of inspired design and enduring care. Architecturally designed and built for the current owners nearly 50 years ago, it beautifully showcases the passion and attention to detail that have been invested in it from the very beginning and throughout the years. The thoughtfully arranged accommodation flows effortlessly, offering a wonderful selection of living spaces to suit every mood—whether it's relaxing in the bright and airy conservatory, unwinding beside the cosy log-burning stove on winter evenings, or soaking up breathtaking sunsets from the stunning first-floor sitting room with its dramatic full-length windows. The modern kitchen adds a stylish contemporary twist with its sleek cream gloss units, while the bedrooms benefit from either Hammonds or equivalent quality fitted wardrobes, combining practicality with a refined finish. Perfectly balancing comfort, individuality, and timeless appeal, this is a truly special home ready to be enjoyed.

## ITS AS GOOD OUTSIDE AS INSIDE

And the outside is every bit as impressive, offering a wonderful extension of the home's charm and appeal. A long driveway creates an inviting approach and leads to a substantial double detached garage with an electric door, providing excellent practical space whether for parking, storage, or hobbies. The gardens to both front and rear are truly superb —beautifully manicured and lovingly maintained to an exceptional standard, easily drawing comparisons to an RHS show garden. Thoughtfully designed planting brings structure and interest throughout, while neatly shaped lawns and a delightful water feature add to the sense of tranquillity. Bursting with vibrant colour from a rich variety of flowers and greenery, the garden feels alive and ever-changing with the seasons. It's a peaceful, private haven that offers the perfect setting for relaxing, entertaining, or simply enjoying the outdoors—a true reflection of the care, dedication, and passion the current owner has devoted to creating such a spectacular space.

## WHAT A POSITION!

And the location is simply the icing on the cake—welcome to Plumbland! Perfectly positioned for easy access to Cockermouth, the north, the stunning Lake District, and the charming coastal towns and villages, this delightful community offers the best of both worlds. With its warm, village feel and the rare bonus of a local pub, Plumbland truly has a big heart. Families are well catered for too, with a nearby primary school and inclusion within the catchment area for highly regarded secondary schools. Elevated within the village, the home enjoys truly breathtaking views to the rear—stretching out across the beautifully kept garden to open countryside, the shimmering Solway Firth, and the distant hills of Dumfries and Galloway. With the ever-changing seasons and shifting light, it's a captivating outlook that ensures no two days are ever quite the same.

## DIRECTIONS

W3W://ratio.steeped.streak

## LOCAL COMMUNITY - CA7 ASPATRIA

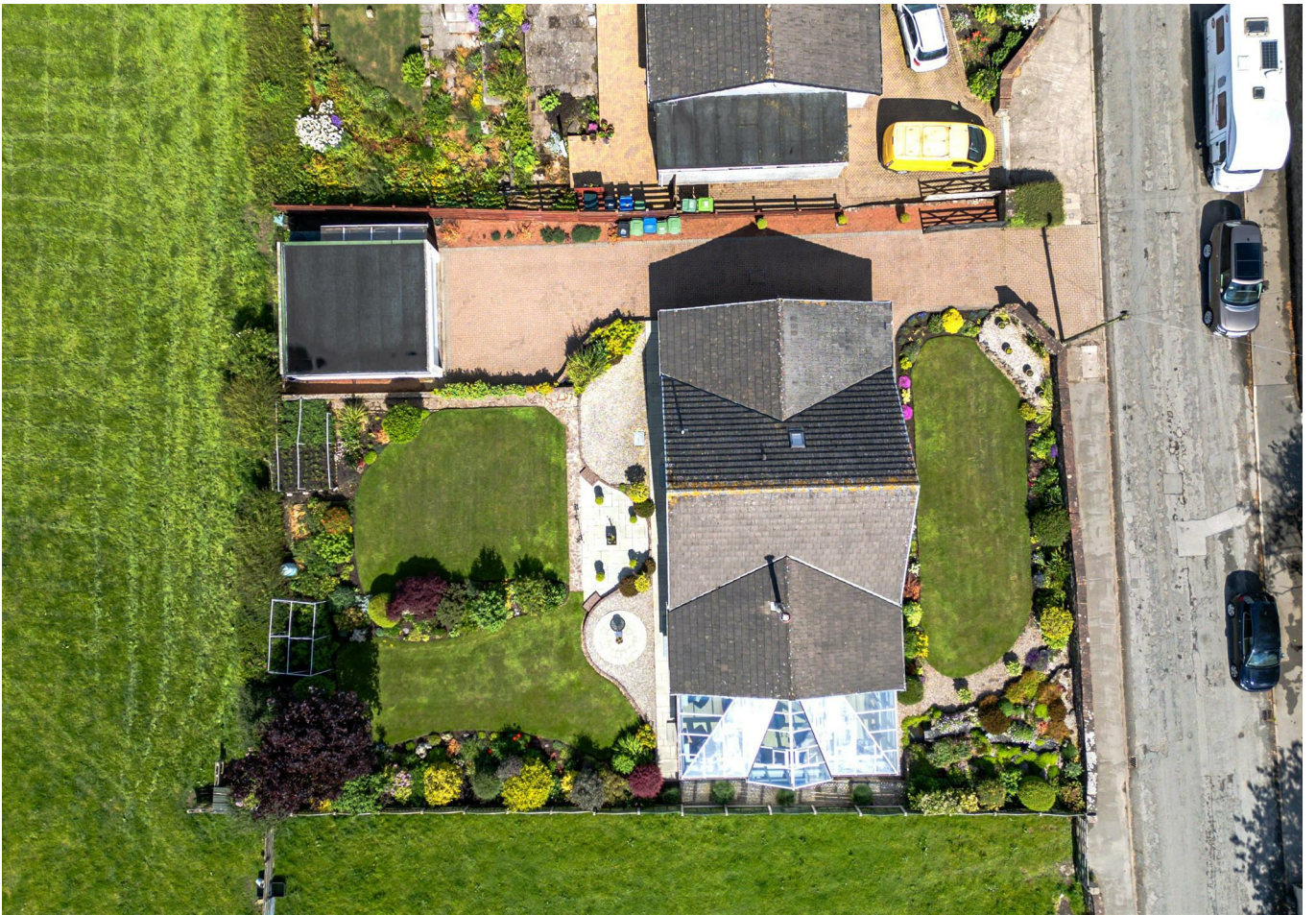
CA7, centred on Aspatria and surrounding rural villages such as Arkleby and Hayton, offers a traditional and well-connected West Cumbrian community set between the Solway coast and the northern edge of the Lake District. The area is characterised by affordable housing, open countryside and a strong local identity, with everyday amenities including local shops, cafés and pubs. Education is provided through schools such as Richmond Hill Junior School and Beacon Hill Secondary School, while wider services, supermarkets and healthcare facilities are available in nearby Wigton and Carlisle. Transport links include access to the Cumbrian Coast Line via nearby stations and road connections across North Cumbria. With its blend of rural surroundings, community spirit and convenient access to larger towns and coastal scenery, CA7 is well suited to families, first-time buyers and those seeking a quieter, value-focused lifestyle within reach of key employment centres.











Location



Energy Performance

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         | 63        |
| (39-54) E                                   | 53                      |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

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

Additional Information

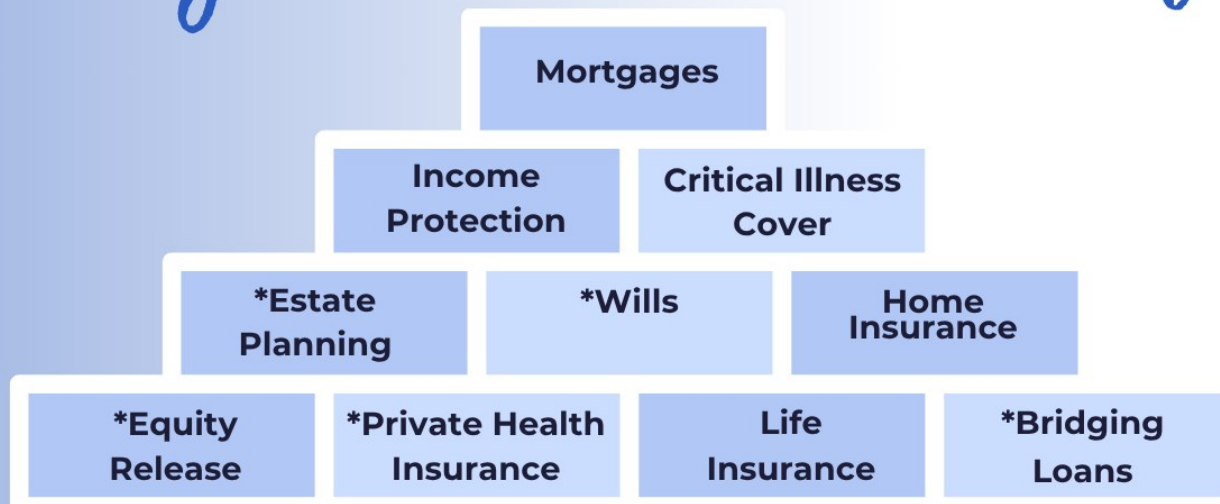
Tenure: Freehold    Council: CUMBERLAND    Tax Band: D

Please Note:

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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