

PFK

Tower Lodge, Woodhall, Cockermouth, Cumbria CA13 0NX
Offers in Excess of £575,000





LOCATION

Tower Lodge sits within an immensely private position, tucked away in the rural hamlet of Woodhall. Surrounded by open fields and trees, and with no immediate neighbours, yet only a 5 minute drive to Cockermouth with all of its shops, services and schools.

PROPERTY DESCRIPTION

Tower Lodge is a truly unique home, a period stone built three bedroom detached house which incorporates an array of character features, including original front door, stone mullioned windows, and sandstone spiral staircase. Set in a beautiful & peaceful rural position surrounded by open fields and woodland, and with no immediate neighbours, this is a true rural idyll.

The accommodation is beautifully presented and comprises lounge, family dining kitchen with walk in pantry, two double bedrooms and a family bathroom to the ground floor. A spiral sandstone staircase leads to the first floor where the main double bedroom can be found, whilst to the second floor is a large triple aspect open plan room with commanding views over the surrounding area, offering flexible usage as a home office/study, or fourth bedroom.

Externally, the large plot is accessed via a gated private driveway which leads to the carport and garage. Wraparound lawned gardens complete with mature fruit trees, summer house and patio area. A covered area connects the kitchen to the two attached external store rooms, one of which has a Belfast sink and is currently used as a utility room and the other room has an attached WC.

This is a true once in a generation opportunity to own this incredible home, so book an early inspection to avoid missing out.

ACCOMMODATION

Entrance Porch

Accessed via wooden external door. With stone mullioned windows and oak internal door with stained glass inserts and side panel leading into the hallway.

Hallway

With wall mounted lighting and oak door leading to a sandstone, spiral staircase to the first floor.

Lounge

3.69m x 4.87m (12' 1" x 16' 0") A light and airy, high ceilinged dual aspect reception room with decorative coving and ceiling rose, multifuel stove in ornate surround with black granite hearth, TV point, exposed floorboards and stone mullioned windows.

Dining Kitchen

4.34m x 4.50m (14' 3" x 14' 9") A light and airy dual aspect room with stone mullioned windows, exposed beam and tiled flooring with underfloor heating. The kitchen is fitted with a range of wall and base units in a sage green shaker style finish, with complementary grey granite work surfacing incorporating Belfast sink with mixer tap and tiled splashbacks. Integrated dishwasher, freestanding fridge freezer, gas fired range cooker with tiled splashback and space for a six to eight person dining table. Oak internal door with steps leading down into the substantial, walk in pantry cupboard with traditional stone sconces, tiled splashbacks, wall mounted shelving and stone mullioned window.

Rear Hallway

With decorative coving and stone mullioned windows, airing cupboard, telephone and broadband points and oak doors leading to ground floor rooms.

Bedroom 3

3.03m x 3.73m (9' 11" x 12' 3") A side aspect double bedroom with decorative coving and stone mullioned windows, built in storage cupboard and feature cast iron fireplace.

Bedroom 2

3.25m x 3.84m (10' 8" x 12' 7") Side aspect, large double bedroom with decorative coving and stone mullioned windows.

Bathroom

1.84m x 2.93m (max) (6' 0" x 9' 7") Side aspect room fitted with three piece suite comprising bath with mains shower over, WC and wash hand basin, part tiled walls, spotlighting and vertical heated chrome towel rail.

FIRST FLOOR LANDING

Accessed via sandstone, spiral staircase with stone mullioned windows, wall mounted lighting and additional slit window. With oak door leading to the main bedroom and sandstone spiral staircase with two stone mullioned slit windows leading up to the second floor.

Main Bedroom

3.56m x 4.93m (11' 8" x 16' 2") Light and airy, dual aspect double bedroom with stone mullioned windows enjoying views over open countryside, decorative coving, ceiling rose and feature fireplace.

SECOND FLOOR LEVEL

4.49m x 4.4m (14' 9" x 14' 5") A large, triple aspect open plan room with part vaulted ceilings and windows, and additional Velux skylight to the rear, providing exceptional home office open space, with potential usage as a fourth bedroom subject to building regulations.

EXTERNALLY

Gardens and Parking

The property sits in a delightful rural, semi woodland setting with with adjacent open fields. A gated driveway leads to a double carport to the side, providing offroad parking for four to five cars, with wraparound paved pathways, external tap and lawned gardens with patio seating area, summer house and a variety of mature fruit trees and shrubbery. To the rear, the property also benefits from two substantial outside storage rooms attached to the main house and linked by a covered loggia.

Storage Room 1

Currently used as a utility room, this room benefits from a Belfast sink and power supply and also houses the central heating boiler.

Storage Room 2

With attached WC

Garage

Detached garage with wood, stable style door.

ADDITIONAL INFORMATION

Tenure & EPC

The tenure is freehold
The EPC rating is F

Septic Tank

We have been informed that the property has a septic tank and understand it complies with current standards and rules introduced on 1st January 2020, however we would advise any prospective purchasers to make their own checks regarding this matter.

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: Napthens, Bendles LLP, Scott Duff & Co Property Lawyers/Conveyancing Service - completion of sale or purchase - £120 to £180 per transaction; Pollard & Scott/Independent Mortgage Advisors - arrangement of mortgage & other products/insurances - average referral fee earned in 2021 was £233.44; Landmark - EPC/Floorplan Referrals - EPC & Floorplan £66.00, EPC only £24.00, Floorplan only £6.00; Mitchells Co Ltd - £50 per property contents referral successfully processed (worth £300 or more) plus 5% introduction commission on the hammer price of any goods sold from that referral. All figures quoted are inclusive of VAT.

SALE DETAILS

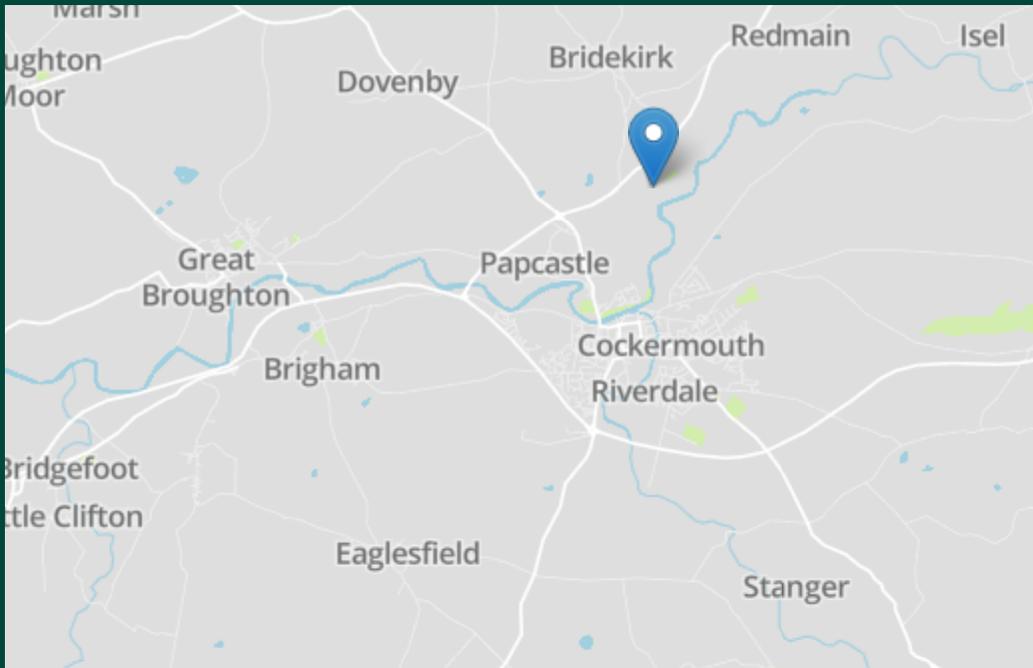
Mains electricity, water and septic tank drainage. LPG fired central heating and hot water and double glazing installed. Telephone line installed subject to BT regulations. Please note - the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band D

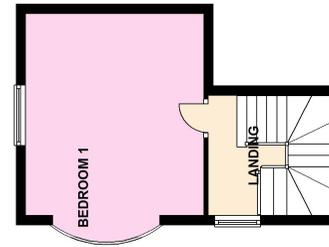
Viewing: Through our Cockermouth office, 01900 826205.

Directions: From Cockermouth take the A595 towards Carlisle, and just before the left hand turn to Bridekirk you will find a right hand turn taking you into an adjacent small road, take the turn in and then turn right in between the properties, following the track left to Tower Lodge.

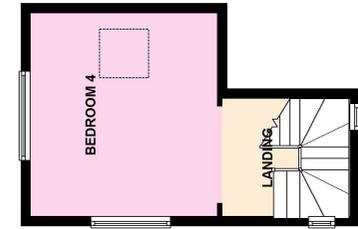




FIRST FLOOR
APPROX. 227 SQ. METRES (263.9 SQ. FEET)



SECOND FLOOR
APPROX. 22.5 SQ. METRES (242.7 SQ. FEET)



GROUND FLOOR
APPROX. 96.4 SQ. METRES (1037.2 SQ. FEET)



TOTAL AREA: APPROX. 141.6 SQ. METRES (1523.7 SQ. FEET)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		66
(39-54)	E		
(21-38)	F	22	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	