



LOWLAND FELS | BLINDCRAKE | COCKERMOUTH | CUMBRIA | CA13 0QP

PRICE £495,000







## SUMMARY

Rare find with plenty of potential to extend or rebuild! Lowland Fells offers a rare opportunity to extend or rebuild the home of your dreams on a large plot within the Lake District National Park, with spectacular views and easy access to all the amenities that the Lake District has to offer.

Centrally located in the pretty village of Blindcrake (near Cockermouth), the property approaches one acre of garden, including a seasonal stream and ample parking area, with stunning views towards Skiddaw at the front. The plot benefits from vehicular access at both the front and back, providing additional potential to split the site and add new-build affordable housing on part of the plot. See notes under "Agents Notes Re Planning" for additional information.

The bungalow itself includes an entrance hall, a lovely living room with box bay window, a modern kitchen/dining room, lean-to style conservatory, three double bedrooms and a modern fitted shower room. At the back is a standalone garage/workshop, and a decking area at the front that overlooks the lovely grounds and amazing views.

This is rare gem filled with possibilities.

EPC band F

## ENTRANCE HALL

The front door opens into a T-shaped hall with doors to rooms, utility cupboard, double radiator, coved ceiling

## LIVING ROOM

A double aspect room with double glazed bay window to front with gorgeous views out over the gardens and towards Skiddaw/Grasmoor, double glazed window to side, double radiator, coved ceiling, open to kitchen

## KITCHEN/DINING ROOM

Fitted range of base and wall mounted units with work surfaces, single drainer sink unit with tiled splashback, electric hob with oven and extractor, space for dishwasher and fridge freezer, space for table and chairs, access to loft space, opening to side porch

## SIDE PORCH

Double glazed window to side, part glazed door to conservatory, wall mounted combi boiler, space for washing machine and tumble dryer

## CONSERVATORY

Lean-to style conservatory with double glazed windows to three sides and polycarbonate roof, double radiator

## BEDROOM 1

Double glazed window to front with views, double radiator, coved ceiling

## BEDROOM 2

Double glazed window to rear, coved ceiling, double radiator, two built in cupboards

## BEDROOM 3

Double glazed window to rear, two sets of built in wardrobes, double radiator, coved ceiling

## SHOWER ROOM

Fitted modern suite to include a double shower enclosure with electric shower unit, pedestal hand wash basin, low level WC. Double glazed window to rear, chrome towel rail, extractor fan

## EXTERNALLY

The property occupies a significant plot approaching one acre in size with the bungalow sat well back in the site. A winding drive leads from the village lane through grassed gardens, past a small stream, various trees, bushes and areas of planting to the property. The drive leads round the side of the property to a large parking area at the back and a gate access onto a rear lane for additional vehicular access. To the rear is a detached garage/workshop.

At the front of the property there is an enclosed decking area for lounging/dining.

## AGENTS NOTES RE PLANNING

The owners have explored the idea of demolishing the bungalow and building a "forever home" on the site, as well as sub-dividing the plot and building on the lower half of the site with Lake District Planners. Both concepts have received favourable pre-planning advice. The agent has letters on file about both concepts so contact us if interested in this element.

## ADDITIONAL INFORMATION

To arrange a viewing or to contact the branch, please use the following:

Branch Address:

58 Lowther Street

Whitehaven

Cumbria

CA28 7DP

Tel: 01900 828600

cockermouth@lillingtons-estates.co.uk

Council Tax Band: To be assessed

Tenure: Freehold

Services: Mains water, gas and electric are connected, mains drainage

Fixtures & Fittings: Carpets, oven hob and extractor

Broadband type & speeds available: Standard 3Mbps / Ultrafast 1800Mbps (Data from Ofcom website)

Mobile reception: Data retrieved from Ofcom dating back to December 24' indicates O2 and Vodafone have limited service indoors but others have none. All networks have signal outdoors

Planning permission passed in the immediate area: None known

Construction - Timber non-standard construction

The property is not listed but is in the Lake District National Park - a World Heritage Site

## DIRECTIONS

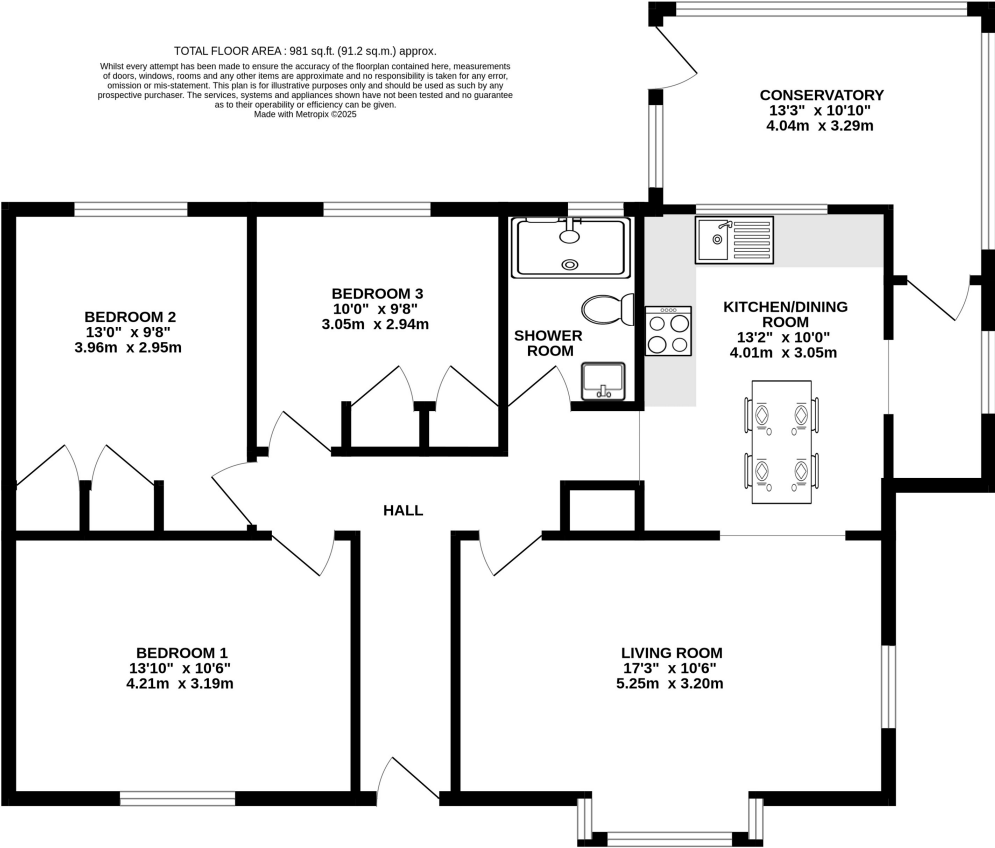
From Cockermouth take the A66 towards Carlisle. Follow the road for approximately two miles turning right to Blindcrake. Follow this lane into the village, passing the village hall and the entrance to the property will be on the left hand side opposite the green







GROUND FLOOR  
981 sq.ft. (91.2 sq.m.) approx.



Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. If the property has been extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the Vendor.

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