

PFK

2 Swinside Cottages, Lorton, Cockermouth, Cumbria CA13 9UE

Price Guide: £425,000





LOCATION

Situated in a beautiful, unique location on the picturesque Whinlatter pass and enjoying stunning panoramic views of the surrounding Lake District fells, 2 Swinside Cottages is conveniently situated less than 5 miles from the bustling market town of Keswick (only 10 minutes by car) and equidistant between the two towns of Cockermouth and Keswick - with a direct bus route available to either from just outside the property's main grounds. Whinlatter Visitor Centre is less than a mile away offering a range of outdoor activities such as walking and cycling and the popular village of Lorton (only three miles away) offers a primary school and local shop resting on the doorstep of the beautiful Buttermere and Crummock valleys.

PROPERTY DESCRIPTION

A true, once in a lifetime opportunity to own this superb two/three bedroom home, situated on the stunning Whinlatter Pass; surrounded by high fells and immersed in beautiful landscape, this tranquil property enjoys a setting that is second to none.

The accommodation comprises open plan lounge/dining kitchen with stunning views looking down the Whinlatter pass, a west-facing sun room/third bedroom with views capturing the late evening sunset as it falls over the Lorton valley, a master bedroom on the first floor - with en suite shower room, another double bedroom on the first floor and a high quality, four piece bathroom also located on the first floor.

Externally there are large wraparound gardens that enclose the property and provide a delightful place to relax and take in the wonderful surroundings. There is a shared access driveway leading to parking space outside the property and a purpose built kennel/storage shed. Planning permission had historically been granted for a rear extension if required by any future owners.

There is no local occupancy clause making 2 Swinside Cottages ideal as either a permanent or second home. An early viewing is a must to avoid missing out on this exceedingly rare opportunity.

ACCOMMODATION

Entrance Porch

Of timber frame construction with slate roof. A uPVC front door with double glazed insert leads to:-

Open Plan Lounge/Dining Kitchen

5.63m x 5.95m (18' 6" x 19' 6") approx. A dual aspect, L-shaped room with uPVC double glazed windows and uPVC double glazed French doors leading out to the rear garden. Kitchen area comprises a range of base and wall units in a light cream finish with contrasting light wood countertop, mosaic tiled splash back and stainless steel sink with drainage board and mixer tap. Four burner ceramic hob, electric oven with stainless steel extractor chimney above, integrated slimline dishwasher and space for freestanding washing machine and fridge freezer. Spot lighting, ample space for dining and living furniture, recessed fireplace housing multi fuel stove, exposed feature fire place with traditional stone hearth, built in traditional storage cupboards with shelving, TV point, radiator and tiled floor. Wooden internal door to:-

Rear Hallway

With stairs to first floor accommodation. A uPVC double glazed door provides access to the rear garden and a further wooden internal door leads into:-

Sun Room/Bedroom 3

4.81m x 2.63m (15' 9" x 8' 8") A light and airy, side aspect room with large uPVC double glazed picture windows and uPVC double glazed French doors giving access to the side garden and offering stunning views down the Lorton valley and across the surrounding Lake district fells. Spot lighting, TV point, radiator and tiled floor.

This room could comfortably be used as either a second reception/sun room or as a third bedroom if required.

FIRST FLOOR

Landing

With large UPVC double glazed picture window, giving stunning views down the Lorton valley. Wooden internal doors leading to all rooms. Access to loft space (via hatch).

Principal Bedroom

2.82m x 4.27m (9' 3" x 14' 0") Rear aspect, principal bedroom with uPVC double glazed window offering stunning views to the Coledale fells including Grizedale Pike. Built in traditional style storage cupboards, radiator and access to:-

En Suite Shower Room

Partly tiled en suite comprising large walk-in shower cubicle with electric shower, low level WC, wash hand basin, heated towel rail and tiled floor.

Bedroom 2

3.11m x 2.99m (10' 2" x 9' 10") Front aspect double bedroom with uPVC double glazed window offering views to the Whinlatter fells and forestry. TV point and radiator.

Bathroom

2.09m x 2.19m (6' 10" x 7' 2") Partly tiled, front aspect bathroom fitted with a white four piece suite comprising bath, corner shower cubicle with electric shower, wash hand basin and WC. Heated towel rail and tiled floor.

EXTERNALLY

Parking

The property is set back from the road and accessed via a shared driveway. Ample parking for multiple vehicles.

Garage & Purpose Built Kennel/Storage Shed

Situated to the rear of the property.
Garage 3.81m x 3.35m (12' 6" x 11' 0")
Shed 1.52m x 3.35m (5' 0" x 11' 0")

Gardens

Substantial wraparound garden areas to the front, side and rear of the property which are mainly laid mainly to lawn with a mature hedged border to one side and the remainder of the borders backing on to open fields. The south-facing rear garden enjoys a patio seating area and stunning, panoramic views of the surrounding Lake District fells - including the Coledale Horseshoe fells and the Whinlatter fells and forestry.

ADDITIONAL INFORMATION

Tenure

Freehold.

Septic Tank

We have been informed that the property has a septic tank and would advise any prospective purchaser to check it complies with current standards and rules introduced on 1st January 2020.

Private Water Supply

We have been informed that the property has a private UV water filtration system installed and would advise any prospective purchaser to satisfy themselves 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 : Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Pollard & Scott/Independent Mortgage Advisors - arrangement of mortgage & other products/insurances - average referral fee earned in 2023 was £222.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

SALE DETAILS

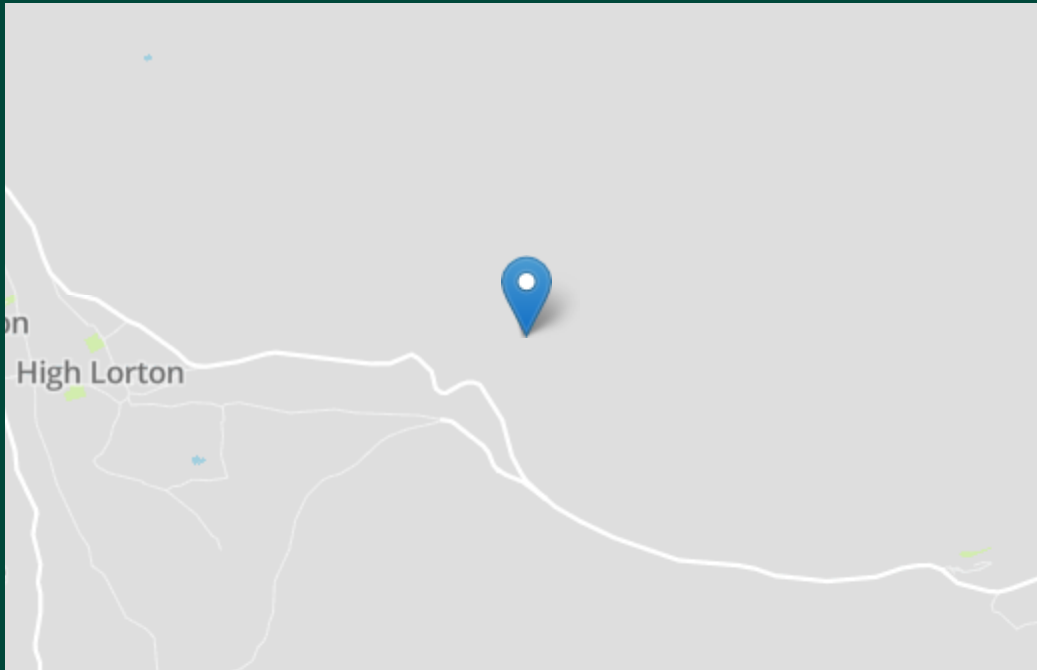
Mains electricity; private UV water filtration supply; septic tank drainage; oil-fired central heating, double glazing installed throughout; telephone & broadband connections installed subject to BT regulations. Please note: The mention of any appliances/services within these particulars does not imply 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 B5292 towards Lorton and before entering the village take the left hand junction signposted Braithwaite, Keswick via Whinlatter. Stay on the B5292 and after approx. 3 miles the property can be found on the right hand side, set back from the road.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	17	
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	