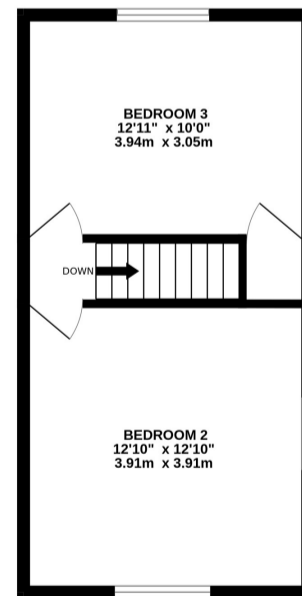
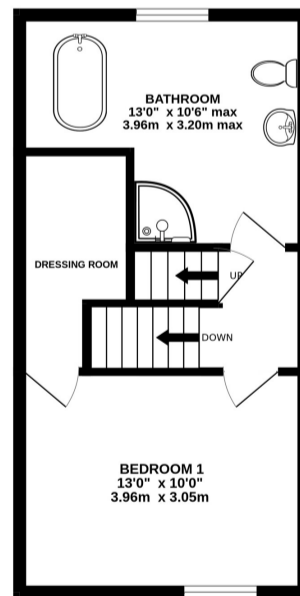
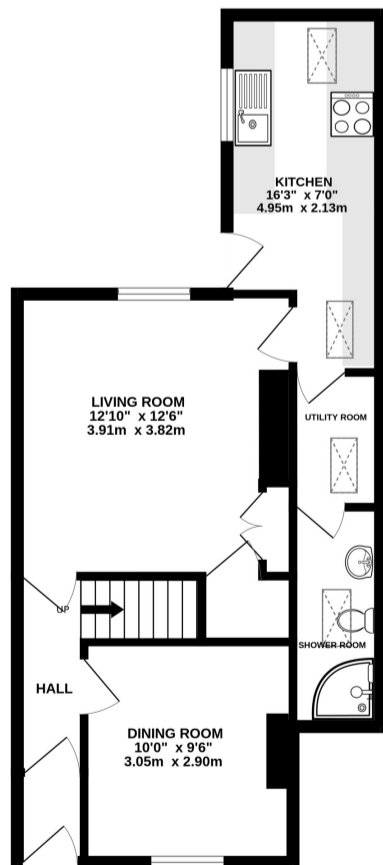




GROUND FLOOR
480 sq.ft. (44.6 sq.m.) approx.

1ST FLOOR
339 sq.ft. (31.5 sq.m.) approx.

2ND FLOOR
339 sq.ft. (31.5 sq.m.) approx.



TOTAL FLOOR AREA : 1159 sq.ft. (107.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		74	46
EU Directive 2002/91/EC			

SUMMARY

It is not hard to fall in love with this traditional Victorian semi detached house in Felldyke, Lamplugh. Set within the National Park in an elevated position on the coast to coast cycle route and "Cogra Moss" reservoir on the door step, the house enjoys far reaching views towards the coast and fell views to the rear making it an outdoor enthusiast's dream! The characterful and well maintained property has many benefits including two lovely reception rooms, one with flagstone floor and original 'bread oven', an extension to the side incorporating a beautiful kitchen with utility and useful ground floor shower room, a main bedroom with walk-in wardrobe and stunning bathroom with freestanding roll top bath to the first floor and then two double bedrooms to the top floor, the front one enjoying panoramic views out over the countryside towards the coast. If that weren't enough to get you excited though there is also a separate plot of land close by suitable for a variety of uses with sheds and parking, perfect for hobby equipment, boat storage, camper van etc. This ticks so many boxes so don't miss out!

EPC band E

GROUND FLOOR

ENTRANCE HALL

A part glazed front door leads into vestibule with a further door into hall. Doors to dining room and living room, stairs to first floor, wood style flooring, coat hooks

DINING ROOM

Double glazed sash window to front, ornamental fireplace feature, space for family table and chairs, double radiator, wood floorboards

LIVING ROOM

A stunning characterful room with flagstone floor, double glazed sash window to rear, feature fireplace with multi fuel stove which runs domestic hot water and heating, original bread oven to one side, double storage cupboard to the other side, under stairs storage cupboard, double radiator, door to kitchen

KITCHEN/BREAKFAST ROOM

A lovely room with two Velux windows to side allowing an abundance of natural light in. fitted in a range of modern base and wall mounted units with work surfaces, single drainer sink unit, induction hob, oven and extractor, integrated fridge freezer, microwave and dishwasher, breakfast bar with radiator below, sash double glazed window to side, stable door to side, door to utility room

UTILITY ROOM

Velux window to side, space for washing machine and tumble dryer, wood style floor, door to shower room

SHOWER ROOM

Velux window to side, quadrant shower enclosure with electric shower unit, hand wash basin in cupboard unit, low level WC. Tiled areas, extractor fan, wood style flooring

FIRST FLOOR

LANDING

Doors to bedroom and bathroom, door to stairs that lead to top floor

BEDROOM 1

Double glazed sash window to front with lovely countryside views, radiator, door to a generous walk-in wardrobe

FAMILY BATHROOM

A stunning and generous room with double glazed sash window to rear, freestanding roll top bath, separate quadrant shower enclosure, hand wash basin and low level WC. Painted floorboards, chrome towel rail and separate radiator, two extractor fans.

SECOND FLOOR

LANDING

With doors to remaining bedrooms

BEDROOM 2

A stunning double aspect bedroom with double dormer double glazed sash window to front offering panoramic views, plus feature double glazed arch window to side, double radiator, wooden floorboards

BEDROOM 3

Double glazed dormer sash window to rear, double radiator, built in cupboard

EXTERNALLY

The property is set above the roadside with a gated path and steps to front door, seating area for bench and cottage style garden area.

The rear garden is generous in size and rises up away from the property with fields to one side and views to the fells to the other. It includes a patio courtyard to the side of the kitchen, a higher area laid to lawn with cottage style borders, a vegetable patch with space for hanging seat and views to the front, plus a top area with timber summerhouse to enjoy the views at the front as the sun sets.

In addition the property benefits from an additional piece of land further along the lane which is laid to grass with hedgerow border and planting. There is a timber garage here and shed so is perfect for parking, storing hobby or work equipment etc

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: B

Tenure: Freehold

Services: Mains water & electric are connected, Shared septic tank drainage with 9 neighbouring properties. Solid fuel stove runs heating & hot water

Fixtures & Fittings: Carpets, oven hob and extractor, fridge, microwave and dishwasher. Garage and shed, summerhouse.

The property is not listed

DIRECTIONS

From Cockermouth head south on the A5086 passing Dean and Ullock. At Crossgates turn left to Lamplugh and at the T-Junction by the new homes turn right, then immediately left along a lane, passing Inglenook Holiday caravan site. Follow the lane for half a mile and once at Fell Dyke, pass the carpark for Cogra Moss, then the property will be located on the left hand side.

