

# PFK

Whinfell Hall, Low Lorton, Cockermouth, Cumbria CA13 0RQ

Price Guide: £950,000





## LOCATION

Situated in the delightful village of Lorton, approximately four miles south of Cockermouth with its wide range of shops and services, within the Vale of Lorton in the Lake District National Park and flanked by the north western high fells. The village of Lorton lies within catchment area for Cockermouth Secondary School and Keswick School, has its own highly-rated primary school, a pub and local shop and is only a short drive to the popular Crummock, Buttermere and Loweswater areas.

## PROPERTY DESCRIPTION

Nestled within the serene landscapes of the Lake District, Whinfell Hall exudes timeless charm dating back to the 17th Century. Tucked away in a tranquil and lesser-known corner of the region, this distinguished property offers five bedrooms and seamlessly integrates classic heritage with contemporary living.

Upon arrival, the elegant exterior, adorned with a Victorian Italian portico, welcomes you into a series of spacious living areas on the ground floor. Here, you'll find a refined lounge boasting a marble fireplace and multi-fuel stove, a dining room with dark grey marble fireplace, and a cosy snug complete with an original inglenook fireplace. In 2009, a thoughtfully designed extension enhanced the property, introducing an inviting, open-plan kitchen, dining, and living area. Featuring oak cabinetry, sleek granite countertops, and bi-fold doors leading to the garden, this space effortlessly bridges the gap between old-world charm and modern comforts. Additional conveniences on this level include a WC/shower room, utility room, and walk-in pantry.

Ascend the Victorian staircase to discover a galleried landing overlooking the kitchen and leading to the fifth bedroom/office and WC. Continuing upstairs, the first-floor landing grants access to the remaining bedrooms, including the luxurious principal suite with en-suite bathroom. Throughout the first floor, each room offers breathtaking views of the surrounding Whinlatter Pass and Lakeland fells.

Externally, the property is surrounded by meticulously landscaped gardens spanning approximately one and a half acres (0.61 ha). A gated driveway ensures privacy and leads to a spacious courtyard providing ample parking. The rear garden, adorned with formal lawns, mature shrubs, mixed woodland and charming fellside, spring fed, stream and large swimming pond, offers a picturesque retreat. A stone-built bothy nestled within the garden provides a tranquil escape or versatile home office space.

With its idyllic setting and unparalleled views of the Lorton Valley fells, Whinfell Hall epitomises the quintessential Lake District lifestyle, offering a rare opportunity to own a piece of timeless elegance in this coveted location.

## ACCOMMODATION

### Entrance Porch

Accessed via pillared entrance way and part glazed, wooden entrance door with glazed inserts over. Further, part glazed, wooden internal door into: -

### Hallway

A welcoming hallway with spotlighting, under stairs storage area, oak flooring, feature archway and stairs to first floor accommodation.

### Lounge

4.53m x 4.63m (14' 10" x 15' 2") Light and airy, front aspect, reception room with high ceiling and glimpses of the Lake District fells. Decorative coving, picture rail, wall mounted lighting, multi fuel stove set in marble surround with slate hearth, and double wooden doors leading into the Snug.

### Dining Room

4.25m x 4.63m (13' 11" x 15' 2") A second, bright, front aspect, room with high ceiling, also enjoying glimpses of the Lake District fells. Decorative coving, picture rail, wall mounted and pendant lighting, open fireplace with stone hearth and slate surround, and exposed wooden flooring. Ample space for ten to twelve person dining furniture.

### Snug

4.61m x 4.34m (15' 1" x 14' 3") Side aspect room with spotlighting, exposed stone, inglenook fireplace housing multi fuel stove, TV point and built in, traditional wooden storage cupboards. Double wooden doors leading to the lounge and door providing access to the utility room.

### Rear Hallway

With exposed beams, spotlighting, built in storage cupboard, slate shelving and slate tiled floor (with underfloor heating).

### WC/Shower Room

With walk in shower cubicle fitted with mains plumbed shower, WC, wash hand basin and vertical, heated towel rail.

### Pantry

4.7m x 1.98m (15' 5" x 6' 6") 4.7 Side aspect room with exposed beams, original metal hooks, wall mounted storage and space for freestanding, under counter, fridge and freezer.

### Kitchen/Dining/Living Room

6.62m x 8.38m (21' 9" x 27' 6") max. Stunning, L-shaped, open plan, living space with sky lanterns, feature galleried landing area incorporating steel and glass balustrades, slate flooring with underfloor heating, and two sets of bi-fold doors providing access to the rear garden.

The kitchen area comprises good range of base and wall units in an oak finish with complementary, granite counter top incorporating 1.5-bowl ceramic sink with drainage board and mixer tap, and island unit in the same finish providing additional, built in storage. Space/point for freestanding, electric range cooker, space/plumbing for under counter dishwasher and space for freestanding fridge freezer.

The dining area has wall mounted lighting, TV point and dining space for eight to ten people. Oak door to:-

### Utility Room

4.62m x 2.72m (15' 2" x 8' 11") max. Rear aspect room with feature fireplace, built in storage cupboards and black, granite effect counter top incorporating stainless steel sink/drainer unit with mixer tap. Space/plumbing for under counter washing machine and wooden door providing access to the side of the property.

## FIRST FLOOR

### Half Landing

(With further stairs continuing up to the main landing). Three steps up from this half landing lead to the galleried landing area overlooking the kitchen and access via a small flight of additional stairs to:-

## WC

With WC, wash hand basin and vertical, heated chrome towel rail.

## Bedroom 5/Office

Delightful, rear aspect, room with stunning views over the gardens. Currently utilised as an office with wall mounted lighting, substantial built in, workbench/desk and feature, cast iron fireplace.

## Main Landing

Wooden doors provide access to four bedrooms and the family bathroom. Decorative coving.

## Principal Bedroom

4.64m x 3.33m (15' 3" x 10' 11") Beautiful, light and airy, high ceilinged, principal bedroom with views toward Whinlatter Pass and surrounding fells. Decorative coving, wooden window shutters, TV point, feature cast iron fireplace in tiled surround and access to: -

## En Suite Bathroom

1.97m x 4.61m (6' 6" x 15' 1") Side aspect room with views toward the high fells. Partially tiled walls, spotlighting, exposed oak beam, built in shelved, airing/storage cupboard and three piece suite comprising bath with electric shower over, WC and wash hand basin. Access to loft space (via hatch).

## Bedroom 2

4.71m x 4.71m (15' 5" x 15' 5") Light and airy, high ceilinged, front aspect, double bedroom with views toward Whinlatter Pass and surrounding fells. Spotlighting, wooden window shutters, TV point and feature cast iron fireplace in decorative surround.

## Bedroom 3

4.65m x 4.37m (15' 3" x 14' 4") Side aspect, double bedroom with decorative coving and feature, cast iron, open fireplace.

## Bedroom 4

2.84m x 3.48m (9' 4" x 11' 5") Front aspect, double bedroom with high ceiling, wooden window shutters and views toward Whinlatter Pass and surrounding fells.

## Family Bathroom

5.61m x 2.42m (18' 5" x 7' 11") Bright, dual aspect bathroom room with rear aspect skylight and further windows to side elevation providing views toward the surrounding fells. Fitted with four piece suite comprising bath with mains plumbed shower over, WC, bidet and wash hand basin. Spotlighting, two heated towel rails and built in storage cupboard.

## EXTERNALLY

### Private Driveway & Parking Area

The property is accessed via a gated driveway - which is shared with an adjacent property and then splits into a private driveway leading to Whinfell Hall. A bridge over the stream leads to a courtyard at the front of the property with substantial, off road gravelled parking area, mature trees, shrubs, hedging and a wood store. A decorative chipped walkway at the right hand side of the house leads to a slate built bike store, oil tank and wooden storage shed.

### Gardens

The property sits within garden grounds of approx. 1.5 acres (0.61 ha) with a sandstone patio seating area well positioned directly behind the property – perfect for outdoor dining. Large lawns, including croquet lawn, are bisected by a stream which runs down from the fellside, with feature, stone slabbed bridge connecting the garden areas. The gardens are well stocked with a wide variety of mature trees, shrubs, hedging, perennials, spring flowers and alpine. There is also the benefit of a vegetable growing area with polytunnel in situ. A woodland walk leads alongside the stream to the rear of the garden with strategically placed patio areas maximising the views of the Lake District fells. A further path leads to the top of the garden where a natural pond can be found; fed by a Lakeland stream and surrounded by mature trees and shrubs, this area has seating and enjoys unsurpassed views of the high fells of Lakeland - the pond itself offers wild swimming!

### Bothy

3.53m x 3.01m (11' 7" x 9' 11") Situated within the garden grounds is a superb, stone built bothy with slate roof. The bothy has the added benefit of mains power and broadband, wood burning stove, stone flooring and beautiful views of the Lake District fells.

## 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.

## 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

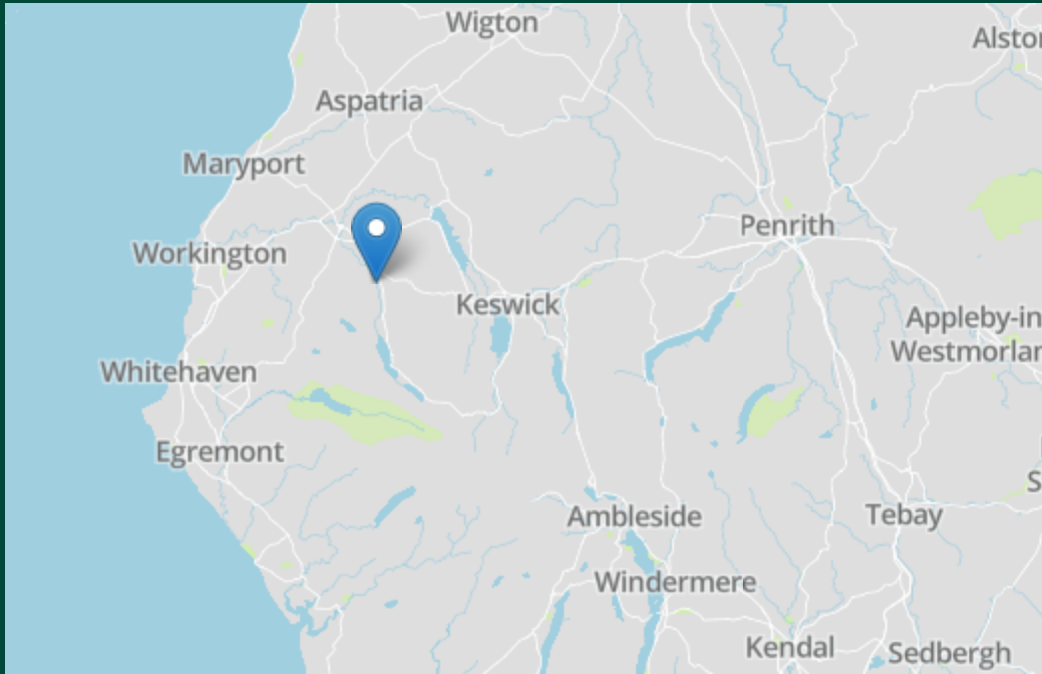
Mains electricity & water; septic tank drainage; oil central heating; telephone & broadband connections installed subject to BT regulations. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band G

Viewing: Through our Cocker mouth office, 01900 826205.

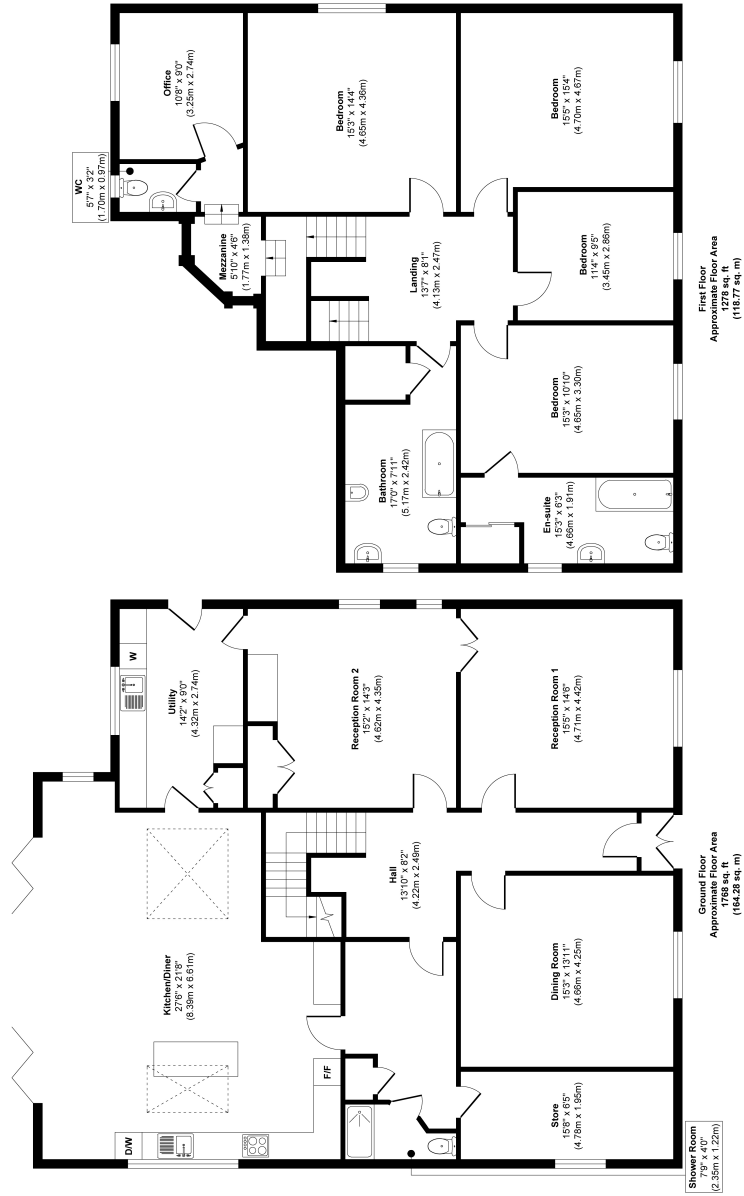
Directions: From Cocker mouth, take the B5292 towards Lorton. At the first fork on entering Lorton take the right hand turn, at the second fork keep right past the Wheatsheaf Inn, then turn right at the 4-way junction and head over the bridge. Take the left hand turn signposted 'Thackthwaite'. After 100 yards the driveway to Whinfell Hall can be found on the right hand side - the first driveway on the right hand side after the left hand turn. A timber gate gives access to a tree-lined driveway - with stone sign on left hand gate post. At the top of the driveway turn left into the turning circle.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

### Whinfell Hall



Approx. Gross Internal Floor Area 3046 sq. ft. / 283.05 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.