

**SCALES FARM,  
HIGH LORTON,  
COCKERMOUTH**

**Edwin  
Thompson**



**Zoopla.co.uk**

**onTheMarket.com**

**rightmove.co.uk**  
The UK's number one property website

**Scales Farm, High Lorton,**  
COCKERMOUTH, Cumbria, CA13 9UA



Edwin  
Thompson



Edwin  
Thompson



Edwin  
Thompson

# Scales Farm, High Lorton, COCKERMOUTH, Cumbria, CA13 9UA

## Brief Résumé

**Stunning Location.** Scales Farm is a traditional Cumbrian farmhouse benefitting from four bedrooms, three reception rooms, attached two storey barn and detached single storey byre set in approximately 4.1 acres of land. Situated in the heart of the Lorton Vale with magnificent views of the Lakeland Fells.

### Description

Scales Farm is a true hidden gem, situated in the hamlet of Scales, the property is one of just a handful in this stunning location. A short walk takes you into the village. Nestling amongst the fells, Lorton offers a vibrant village life with numerous social activities and clubs for its small size.

Scales Farm dates to circa 1680, with subsequent extensions coming after to create this lovely traditional Cumbrian property full of character and charm. The current owner has been in residence since 1981 when a full and extensive refurbishment to the whole property was completed. As you approach Scales Farm, you are met by a wrought iron gate with sandstone pillars to each side, continue through and you enter a gravelled parking area in front of the house. A low Lakeland stone wall with wrought iron railings denotes the entrance to the front door that is central to the double fronted house.

As you proceed through the front door, you are welcomed in to a entrance hall that gives access to the dining room on your left and sitting room on your right, continue past these two room and you are greeted with a lovely, wide staircase that proceeds to the first floor, at the bottom of the stairs, the pantry is to your left and kitchen to your right. The dining room is a lovely room with sliding sash window to the front and traditional shutters to the windows, a chimney breast takes centre stage housing an electric stove. The sitting room also faces the front of the property with views of Kirk Fell. This room has a chimney breast housing a wood burning stove. An ornate alcove houses a cupboard with display shelving. Continuing to the pantry, this room is a very good size and has original sandstone surfaces for cold storage and plenty of shelving, a door takes you to the utility room where the combination gas boiler is located and plumbing for washing machine. Across from the pantry you enter the kitchen, this lovely room has three windows enabling you to take in the view from every angle, there is a range of wall and base units, chimney breast with open fire and ample space for a dining table a chairs. An inner hallway is just off the kitchen and takes you to the conservatory, with splendid panoramic views of the fells beyond. A door from here

gives access to a downstairs cloakroom, outside to the farmyard courtyard and door to an annexed area of the house. The ground floor is a good size with large chimney breast with sandstone surround housing a wood burner, stairs lead to the floor above where the views are panoramic and makes for a wonderful place to sit. The annexed room is in need of some modernisation.

Returning to the main house, the staircase has a half landing with the most wonderful arched window and breath-taking views. The landing is a good size and gives access to all rooms. The master bedroom is a very large double with double aspect windows and views to envy. Bedroom two is a large double or twin, with amazing views and feature fireplace. Bedroom three is a fantastic room with vaulted ceilings, feature stone chimney breast with feature fireplace. Bedroom floor faces the rear of the property and the magnificent gardens and fields. The bathroom has been recently installed and has all that is needed for this fine house. Access to the attic is from the landing. The property is fully double glazed and benefits from gas central heating.

Outside is a wonder, attached to the house is a very large two storey barn approximately sixty-five ft in length excluding the garage. The detached Byre opposite on the other side of the courtyard is single storey approximately seventy-five ft in length. Walk to the bottom of the courtyard and the field in front of you and to the left is owned by the property. The gardens are to the South of the property and are fully stocked with an abundance of mature shrubs, plants and trees, it's a gardener's paradise surrounded by peace and tranquillity. Continue through the garden and you reach the orchard. The views from the property are magnificent in every direction. The driveway extends from the front of the house, through a five-bar gate and continues into the courtyard.

### Accommodation:

#### Entrance

Entrance to the front door is via a gate from the parking area

#### Entrance Hall

Staircase to first floor. Access to all areas of the downstairs. Radiator. Door to:

#### Sitting Room

Double glazed sliding sash window facing the front of the house and Kirk Fell. Traditional shutters to window. Chimney breast housing wood burning stove with tiled hearth and feature tiled raised shelves to each side. Alcove featuring cupboard and display shelving. Radiator.

#### Dining Room

Double glazed sliding sash window facing the front of the house and Kirk Fell. Traditional shutter to windows. Chimney breast housing electric stove. Traditional built-in cupboards. Exposed beams. Radiator.

#### Pantry

Flag stone flooring. Original sandstone surfaces for cold store. Double glazed window to side. Exposed beams. Entrance to understairs storage. Door to:

#### Utility Room

Flag stone flooring. Double glazed window to side. Valliant gas combination boiler. Plumbing for washing machine. Space for tumble dryer.

#### Kitchen

Double aspect double glazed windows. Range of wall and base units. Single drainer sink with taps. Part tiled to walls. Chimney breast with open fire. Space for dining table and chairs. Radiator. Door to:

#### Inner Hallway

Space to hang coats. Door to access the front. Door to:

#### Conservatory

Lovely space to take in the views. Patio doors out to the large farmyard courtyard. Doors to Garage, annexe and WC

#### WC

WC. Wash hand basin. Window to side.

#### Garage

Double wooden doors opening to the front of the property. Light and power. Storage above.

#### Annexe Ground floor

Two double glazed windows looking to the fells. Large chimney breast with sandstone surround housing wood burning stove with tiled hearth. Base unit with single drainer sink and tap. Radiator. Water filtration system. Exposed feature painted stone wall. Open stairs to:

#### Annexe Second floor

A simply wonderful room with windows to the south and West. The views from this room are magnificent and the sunsets are worth waiting for. Vaulted ceiling. Radiator. Exposed feature painted stone wall to two sides.



**Stairs to First Floor**

**Landing**

Half landing with window and fabulous views of the garden and fells. Access to all bedrooms, bathroom and attic.

**Master Bedroom**

Large double bedroom. Double aspect windows with panoramic views. Built in storage. Radiator.

**Bedroom Two**

Large double or twin bedroom. Windows to front and side with fell views. Feature fireplace. Exposed beams. Radiator.

**Bedroom Three**

Large double bedroom. Window to front with views. Feature stone chimney breast with fireplace and sandstone surround. Vaulted ceiling with exposed beams. Radiator.

**Bedroom Four**

Single bedroom or office space. Window to side aspect. Exposed stone to one wall. Radiator.

**Bathroom**

Bath with Shower above. Mira electric shower above. WC and wash hand basing housed in vanity unit. Part tiled to walls. Tile flooring. Built in corner unit. Window to side. Ladder style radiator.

**Outside**

To the front the property is a gravelled parking area that continues down past the barn and through a five-bar gate. Continue round and you reach a large farmyard courtyard. The beautifully stocked main garden is to the south side of the property and has paths navigating the various area of planting. Moving through the garden and you come to an orchard and smaller section of garden. The views from here are outstanding. The Three fields that are part of the property are to the South and West of the property and amount to approximately 3.5 acres.

**Services**

Mains electric. Private water supply from the fell. Water filtration system is in the downstairs room of the annexe. Sewage is to a newly installed treatment system located in the field. The new system was installed in 2019 and the vendor informs us is fully compliant with new regulations. Gas central heating. Boiler located in the utility room. LPG tank located in the garden to the rear of the house.



**Mobile phone and Broadband services**

**CA13 9UA Mobile Signal**

		Voice	3G	4G	5G
<b>Three</b>	Indoor	✓	✗	✓	✗
	Outdoor	✓	✓	✓	✗
<b>Vodafone</b>	Indoor	✓	✗	✓	✗
	Outdoor	✓	✓	✓	✗
<b>O2</b>	Indoor	✓	✓	✓	✗
	Outdoor	✓	✓	✓	✗
<b>EE</b>	Indoor	✓	✗	✓	✗
	Outdoor	✓	✓	✓	✗

✓ Good Coverage    ⚠ You may experience problems    ✗ No coverage  
5G    ✗ Not yet available in this area

\*Information provided by the [signalchecker.co.uk](http://signalchecker.co.uk) website

**Tenure**

Freehold

**Agent's Note**

Public footpath across the field to the North and past the house.

Mobile phone and broadband results not tested by Edwin Thompson Property Services Limited.

**Council Tax**

The vendor has advised us the property is within The Cumberland Council and is council tax band F. 2024/2025 is £3270.69 per annum.



**CA13 9UA Broadband**

FTTH/FTTP	✗
Ultrafast Broadband (>=100 Mbps)	✗
Superfast Broadband (>24 Mbps)	✓
Fibre (FTTC or FTTH or Cable or G.Fast)	✓
Wireless	✓
LLU	✗
ADSL2+	✓
ADSL	✓

⬇ Download: 26.1 Mbps

⬆ Upload: 2.58 Mbps

\*Information provided by the [thinkbroadband.com](http://thinkbroadband.com) website.

Based on using BT BROADBAND ONLY

**Offers**

All offers should be made to the Agents, Edwin Thompson Property Services Limited.

**Viewing**

Strictly by appointment through the Agents, Edwin Thompson Property Services Limited.

REF: K3459638

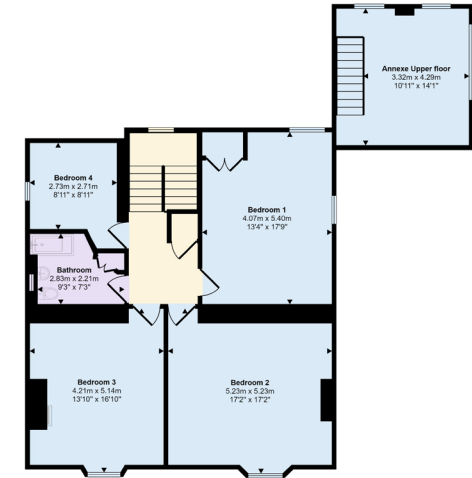


# Scales Farm, High Lorton, COCKERMOUTH, Cumbria, CA13 9UA

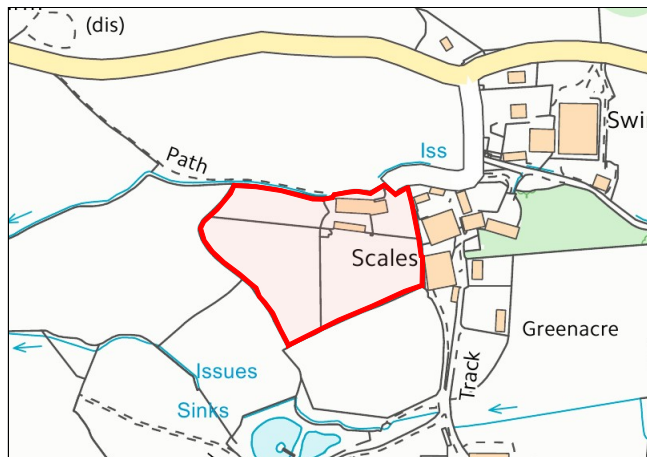
Approx Gross Internal Area  
402 sq m / 4323 sq ft



Ground Floor  
Approx 285 sq m / 3063 sq ft



First Floor  
Approx 118 sq m / 1268 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73
55-68	D		
39-54	E		
21-38	F	29	
1-20	G		

The graph shows this property's current and potential energy rating.

28 St John's Street,  
Keswick,  
Cumbria  
CA12 5AF

T: 017687 72988  
F: 017687 71949  
E: keswick@edwin-thompson.co.uk  
W: edwinthompson.co.uk

Edwin  
Thompson



Berwick upon Tweed  
Carlisle  
Galashiels  
Kendal  
Keswick  
Newcastle  
Windermere

Edwin Thompson is the generic trading name for Edwin Thompson Property Services Limited, a Limited Company registered in England and Wales (no. 07428207)

Registered office: 28 St John's Street,  
Keswick, Cumbria, CA12 5AF.

Regulated by RICS



#### IMPORTANT NOTICE

Edwin Thompson for themselves and for the Vendor of this property, whose Agents they are, give notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, any offer or contract.
2. All descriptions, dimensions, plans, reference to condition and necessary conditions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness.
3. No person in the employment of Edwin Thompson has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Agents, nor into any contract on behalf of the Vendor.
4. No responsibility can be accepted for loss or expense incurred in viewing the property or in any other way in the event of the property being sold or withdrawn.
5. These particulars were prepared in July 2024