



MOSS COTTAGE | LONSDALE PLACE | FLIMBY | MARYPORT | CUMBRIA | CA15 8TP

PRICE £365,000





## SUMMARY

Moss Cottage really is a little bit special! Tucked away at the end of an unmade lane on the outskirts of Flimby and enjoying grounds approaching 1.5 acres which border a gorgeous little stream, this detached home represents something you just don't see on the market often! The grounds include a copse, substantial lawn, a chicken run, a covered carport for camper van, a cool stream-side garden bar with patio and a quad timber garage, so that's kind of special already... but the house doesn't disappoint. The heart of the home is the stunning kitchen with snug, including a vaulted ceiling and double sided fireplace, plus there is a spacious living/dining room, study, utility porch, boot room, boiler room, a stunning ground floor shower room and the main bedroom. To the first floor there are two further double bedrooms and a handy WC. This is a forever home without a doubt and somewhere really quite magical in our opinion...

EPC band G

## GROUND FLOOR ENTRANCE

A part double glazed composite front door leads into utility porch

## UTILITY PORCH

With double glazed window to front, space for tumble dryer and washing machine with worktop over, electric chrome towel rail, stone type tiling to flooring, part glazed stable door leads into kitchen/family room

## KITCHEN/FAMILY ROOM

Very much the heart of this home, this characterful open plan room incorporates a dominant central feature, being a twin sided stone fireplace with multi fuel stove and flagstone hearth. This acts as a room divider separating the kitchen area from the family/snug area.

The kitchen area has a double aspect with double glazed windows to both sides and it's fitted in an oak fronted farmhouse style with a range base and eye level units plus granite worktops and butler sink with Flexi tap. Integrated dishwasher, space for 1200 mm range cooker with extractor hood over, space for American style fridge freezer, dresser style unit with a granite top, double radiator, stone type tiling to floor, door to boot room and door opening to inner hall.

The snug area is also double aspect with a double glazed window to side and front, space for two seater sofa and separate chair in front of fireplace, display shelf to one side, double radiator, stone type floor tiling. The whole room has a vaulted ceiling with exposed wooden timbers and purlins, plus inset ceiling spot lighting.

## INNER HALL

Doors leading to rooms, door to boiler room which has a window to side and floor mounted oil fired boiler, wood flooring and shelf racking. A door on the other side leads into a useful storeroom with window to side and wooden flooring. Stairs rise to first floor accommodation

## LIVING/DINING ROOM

A light and airy room with two sets of double glazed French doors to the side leading out onto a patio area, space for sofas and also dining room table and chairs. Two radiators, wooden mantelpiece feature with flagstone style hearth, wooden flooring.

## STUDY

Double glazed window to rear, space for work desk

## BEDROOM 1

Double glazed window to side, single radiator, wooden flooring

## SHOWER ROOM

Double glazed window to side, walk-in shower enclosure with thermostatic twin head shower unit and tiled splash areas, hand wash basin in vanity style unit, low-level WC, extractor fan, heated towel rail, tiling to walls and flooring

## FIRST FLOOR LANDING

A spacious landing area with display or storage area to one side, Velux window to front, doors to rooms



## BEDROOM 2

A generous double aspect double bedroom with dormer double glazed windows to front and rear, two double radiators, inset ceiling spotlights

## BEDROOM 3

Another double bedroom with double aspect including dormer double glazed windows to front and rear, double radiator, eaves storage cupboard, built-in twin storage cupboard beside dormer window

## FIRST FLOOR WC

Double glazed window to rear, hand wash basin in vanity style unit with stone style top, low level WC. Double radiator, tiling to walls, wood style flooring

## EXTERNALLY

The property occupies a lightly wooded site at the end of an unmade forest lane. Woodland walks are available from the door. The gated access leads downhill to a large parking area at the front of the property. To one side is an open barn for storing camper/caravan and to the other, access to a quadruple timber garage/workshop. Steps lead up to the property and to the left is a patio with pergola, overlooking fields. To the other side, gardens lead out, bordering a meandering stream and including vegetable plot, chicken run, lawn and a home bar, with patio space for table and chairs. The site approaches 1.5 acres in total size.

## 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 606006

cockermouth@lillingtons-estates.co.uk

Council Tax Band: C

Tenure: Freehold

Services: Mains water, oil and electric are connected, private drainage - compliant with regs

Fixtures & Fittings: Carpets, range cooker

Broadband type & speeds available: Standard 22Mbps / Ultrafast 1000Mbps

Mobile reception: Data retrieved from Ofcom dating back to December 25' indicates EE has variable signal outside and none indoors. The other providers have good service outside and limited signal indoors.

Planning permission passed in the immediate area: None known

The property is not listed

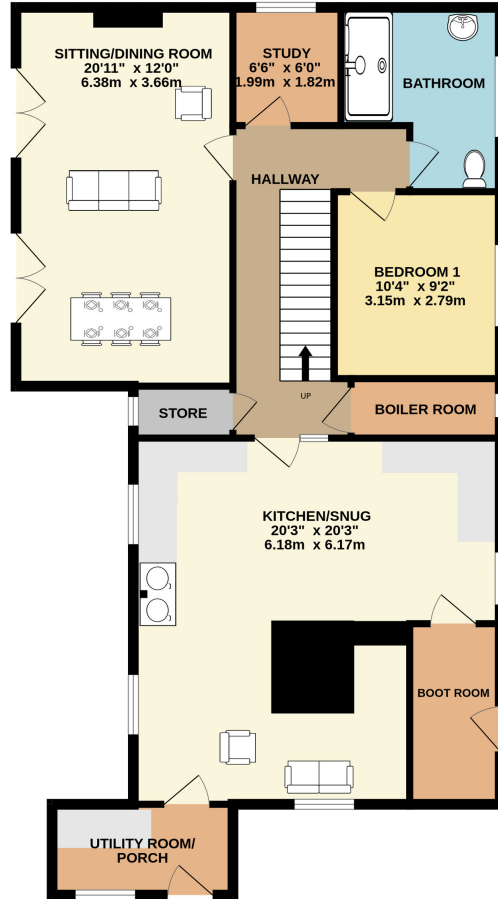
## DIRECTIONS

From Workington head north on the A595 towards Maryport. On reaching Flimby turn right onto West Lane and at the T-junction turn right again onto Flimby Brow. Take a small lane on the left called PennyGill Road and follow this for half a mile, continuing over two cattle grids and along fields. Moss Cottage is the last dwelling along this lane before entering the woods.

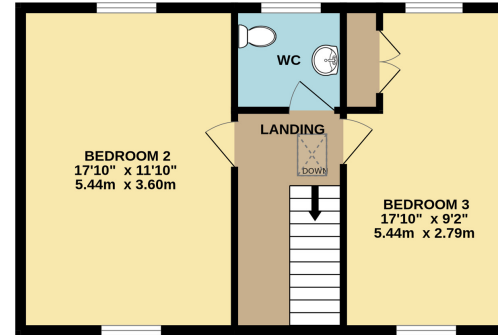
What3words: ivory.proved.sport



GROUND FLOOR  
1049 sq.ft. (97.4 sq.m.) approx.



1ST FLOOR  
482 sq.ft. (44.8 sq.m.) approx.



TOTAL FLOOR AREA: 1531 sq.ft. (142.2 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.  
Made with Metropix ©2026

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.

[www.lillingtons-estates.co.uk](http://www.lillingtons-estates.co.uk)

39a Station Street, Cockermouth, Cumbria CA13 9QW Tel: 01900 828600

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>	<b>17</b>	<b>52</b>
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			