



Little Towcett | Towcett

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Freehold



Welcome to Little Towcett, a charming 3-bedroom farmhouse nestled amidst the picturesque Eden Valley countryside. This idyllic property offers a serene retreat for those seeking a harmonious blend of rustic charm and modern comfort. The house exudes a timeless appeal with its classic architecture and modern Sun room, perfect for savouring the fresh air and scenic views. The property has been owned by the same family for 25 years and they have lovingly renovated and restored the property to what we see today, a beautiful home in a stunning location.



Step inside, and you'll be greeted by a warm and cosy interior that combines traditional elements with contemporary amenities. The spacious living room features exposed wooden beams, a stone fireplace, and windows that bathe the space in natural light. It's an ideal spot to relax with loved ones or entertain guests. You'll also discover a well-appointed kitchen boasting ample cabinetry, and high-end appliances, catering to culinary enthusiasts. The adjoining Breakfast Room provides a delightful space for sharing meals with family and friends, while overlooking the views of the farm opposite.





The master suite offers a tranquil retreat with its generous proportions, a walk-in closet, and an en-suite bathroom featuring modern fixtures. Two additional bedrooms provide comfort and privacy, with a shared bathroom accommodating the needs of both residents and guests.



The Lounge

The Lounge is nothing short of spectacular! With the multifuel stove set into a sandstone fireplace as the focal point, the overhead beams give a hint to the homes history and the deep, deep window seats will draw you to take a cushion and sit for hours whilst enjoying the views to the garden.

The Lounge is large enough to seat the whole family and the open plan dining space is the perfect place to have those family feasts or to entertain friends. The door the main entrance porch is accessed here (the official front door is at the back of the house) and the garden can be accessed from here.

The Kitchen

A recent renovation, the Kitchen is flooded with light from the deep ceiling windows. Large French Doors allow more light to stream into this room and the white gloss cabinetry gives a subtle luminosity to the room. The sleek counter tops and the white metro tiles add to the ultra sleek design of this beautiful kitchen. If traditional is what you are looking for then cast your eye over to the Rangemaster. Resplendent and the focal point of the room, it gives a healthy kick of retro to this stunning space!

The little breakfast bar is the perfect place to grab a snack or a quick lunch. or take your coffee out through the doors to the patio area and enjoy those views.

Family Bathroom

Retreat, relax and breathe in this wonderful tranquil space. A clawed foot, roll topped bath sits majestically in the space and for those who prefer to be reenergised, a large shower enclosure complete with a drench shower head waits!

A large vanity houses the sink and low flush WC and gives a seamless and clean line to this stunning renovation.

Bedroom Three

This charming room is the smaller of the three bedrooms but it holds the most delicious secret... A latched door takes you up an ancient stair case to the loft room. Currently used for storage, this space shows the original history of this beautiful home. Two A framed beams are exposed and show the stunning fabric of this home.

This space could easily be converted into a stunning suite complete with full size ensuite. The options are endless if you have the vision!

Bedroom Two

Currently a twin room, this light and bright space would easily accommodate a king size bed and still have room for free standing furniture.

Storage is not a problem in this spacious room however, curtained covered storage is plentiful as well as a deep cupboard to the left of the room.

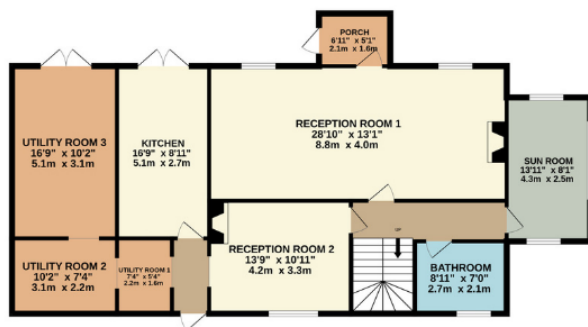
Neutral tones create a calm ambiance and the views out to the window are nothing short of breath taking on a clear day.

Master Bedroom

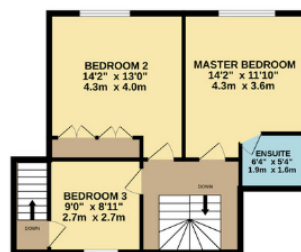
What will you fall in love with first?...The generous proportions, the ancient beams, the stunning views out onto open countryside and the Lakeland fells beyond, or the En-suite bathroom that is fully fitted with a shower enclosure, pedestal sink and low flush WC.

This room is the perfect retreat after a long day, peace and tranquillity will envelope you and rest and recuperation are guaranteed.

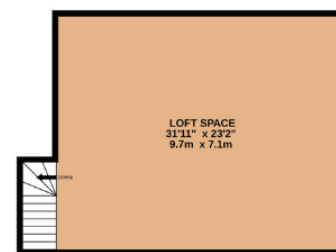
GROUND FLOOR
1284 sq.ft. (119.3 sq.m.) approx.



1ST FLOOR
567 sq.ft. (52.7 sq.m.) approx.



2ND FLOOR
691 sq.ft. (64.2 sq.m.) approx.



TOTAL FLOOR AREA : 2542 sq.ft. (236.2 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.

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The Gardens Of Little Towcett

The front of the house is actually at the back and faces over the lovely gardens of Little Towcett. Mature planting and lawn areas would be the perfect playground for children and the lovely patio area is where the adults can enjoy morning coffee or a glass of wine after a long day. A raised garden to the left of the property gives breath taking views out to the Lakeland Fells and the fields where lambs gamble around in the Spring.

A gated driveway gives access to ample parking, enough for four vehicles and one more should you wish to park another in the garage that sits adjacent to the driveway.

Green fingered buyers will adore the large polytunnel that the current owners have installed to grow a variety of fruits and vegetables.

The house itself will capture the heart but the garden will capture the soul of anyone who enjoys dramatic scenery, being close to nature and has a yearning to be part of a farming community.

The Essentials



The Kings Arms
2.5 Miles



Co-op
2.5 Miles



The Greyhound
Pub And
Restaurant
3.0 Miles



Doctors Surgery
2.5 Miles



Lake Ullswater
23 Minute
drive



Lakeland Fells
10.1 Miles





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