

DALE COTTAGE,
HIGH LORTON,
COCKERMOUTH

Edwin
Thompson



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Dale Cottage, High Lorton, COCKERMOUTH, Cumbria,

Brief Résumé

A beautifully presented two-bedroom Lakeland cottage nestled within the stunning village of High Lorton. Full of character and charm, this delightful cottage benefits from wonderful fell views, beautiful south facing garden and parking. A hidden gem and one not to be missed.

Description

Dale Cottage was originally part of the Horseshoe Inn public house until approximately 1990 when it was converted to this beautiful cottage. The inside of the property easily lives up to the positive first impressions gained from seeing it and its location, for the first time. This charming property is full of character, and offers cosy, well-presented accommodation. It is truly a quintessential Lakeland cottage that has Wisteria and roses growing on the front of the house and a lovely private garden. The property is equally suitable as a permanent residence, or as a very special second or holiday home to escape too.

The property has a secluded but open position, set back from the road within the village of High Lorton which itself is situated in the beautiful Lorton Vale surrounded by some outstanding Lakeland scenery.

Lorton is just 6 miles south of Cockermouth town centre, an attractive Georgian market town with a wide range of local services, and 7 miles west of Keswick, the principal tourist centre for the northern half of the Lake District National Park.

The property is accessed from the private driveway, through a little gate in the Lakeland stone wall and down the path. The front door enters an entrance hall with space to hang coats and store shoes. To your left is the Kitchen/Diner with a full range of wall and base units

and able to house a good size dining table to entertain at. Across the hallway is a fabulous sitting room with double aspect windows and patio doors looking to Kirkfell and Whiteside. A lovely light, bright room with a woodburning stove housed in the chimney breast. Returning to the entrance hall, a staircase leads to the first floor. To the far end of the landing is a large double bedroom with fell views, Velux windows and two large cupboards with hanging space. The second bedroom is a twin, with two windows looking to the front, again with lovely fell views. To complete the first floor is the bathroom with bath and shower over.

To the front and side of the cottage the generous plot of land is divided into an inner garden enclosed by a low Lakeland stone wall and an outer area surrounded by higher ivy-clad walls. The inner garden has two tiered lawns and well stocked borders with flowering shrubs, perennials and spring bulbs. There is a gravelled patio area with a picnic table under a cherry tree. The outer garden contains the gravel driveway, borders with shrubs and bulbs, a silver birch tree, a garden store housing outdoor furniture and private parking for two cars.

What3words///pothole.clenching.lays

Accommodation:

Entrance

Via gravel drive. Through the gate. Door to:

Entrance Hallway

Space to hang coats and store shoes. Access to Kitchen/Diner and Sitting Room. Staircase to first floor.

Kitchen/Diner

Full range of wall and base units with slate worktops. Single bowl sink and drainer. Tile splash backs. Space for cooker, dishwasher and washing machine. Space for freestanding fridge/freezer. Tiled to floor. Exposed beams. Door to understairs cupboard. Newly installed slimline electric programmable thermostatic radiator. Two windows looking to the front garden. Ample space for a good size dining table and chairs.

Sitting Room

Lovely light, bright and airy room with dual aspect windows and patio doors leading to the south facing garden and views of Kirkfell and Whiteside. Wood burning stove set in the chimney breast with solid wood mantle and stone hearth. Wood effect flooring. Storage heater.

Staircase to First Floor

Landing

Access to all rooms. Loft access. Door to large cupboard over the stairs housing Megaflow hot water tank.

Bedroom One

Large double bedroom. Window to side with views of Kirkfell. Two Velux to roof. Sink housed in vanity unit. Door to storage cupboard. Door to wardrobe with hanging rail. Two electric storage heaters.

Bedroom Two

Twin bedroom. Two windows looking to the front garden with views of the fells. Wash hand basin. solid wood flooring. Electric storage heater.



Bathroom

Bath with Mira electric shower above. WC. Wash hand basin. Partly tiled to walls. Electric wall heater.

Outside

To the front of the property is a gravelled private drive, over which a neighbour has right of access, and parking for two cars. The garden is bordered with a low, Lakeland stone wall with wooden gate giving access to a path that leads to the front door. The garden is mainly laid to lawn. Tiered gravelled area for dining alfresco and taking in the lovely fell views. Mature shrubs and plants to the borders. Garden store.

Services

Mains electricity, waste and water. Heating provided by electric storage heaters. Hot water provided by Megaflow hot water tank housed in the upstairs airing cupboard.

Tenure

Freehold

Agent’s Note

Appliances included, 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 D. The property is currently registered for small business rates relief, so no council tax applies.



Mobile phone and Broadband services

CA13 9UQ		Mobile Signal			
		Voice	3G	4G	5G
Three	Indoor	✗	✗	⦿	✓
	Outdoor	✓	✗	✓	✓
Vodafone	Indoor	✓	✗	✓	✓
	Outdoor	✓	✗	✓	✓
O2	Indoor	✓	✓	✓	✗
	Outdoor	✓	✓	✓	✗
EE	Indoor	✓	✗	✓	✓
	Outdoor	✓	✗	✓	✓

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

*Information provided by the signalchecker.co.uk website

Offers

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



CA13 9UQ	Broadband
FTTH/FTTP	✗
Ultrafast Broadband (>=100 Mbps)	✗
Superfast Broadband (>24 Mbps)	✓
Fibre (FTTC or FTTH or Cable or G.Fast)	✓
Wireless	✓
LLU	✗
ADSL2+	✓
ADSL	✓

Average in CA13 9UQ in the last 12 months:

⬇ Download: 56.1 Mbps

⬆ Upload: 13.6 Mbps

*Information provided by the thinkbroadband.com website.

Viewing

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

REF: K3597307



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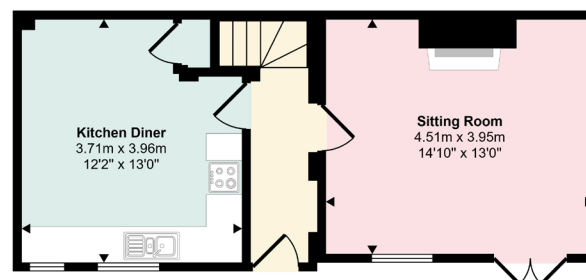
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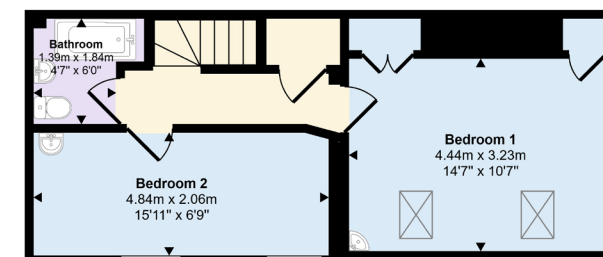


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64
39-54	E	43	
21-38	F		
1-20	G		

Approx Gross Internal Area
77 sq m / 827 sq ft



Ground Floor
Approx 38 sq m / 410 sq ft



First Floor
Approx 39 sq m / 417 sq ft

Berwick upon Tweed
Carlisle
Galashiels
Kendal
Keswick
Newcastle
Windermere

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