



CROFT HOUSE | LINETHWAITE | MOOR ROW | CUMBRIA | CA24 3LD

PRICE £300,000





## SUMMARY

Situated in the hamlet of Linethwaite located between St Bees and Moor Row, this extensive period home offers a chance to create a real forever home and once renovated will be something really special. Offered with no onward chain, the property occupies a large plot with gorgeous established gardens and with a detached double garage plus parking. The accommodation includes an entrance hall, study with double doors into living room, a separate dining room, a snug with stove, a generous kitchen, a sun room with vaulted ceiling, a utility and a ground floor workshop. To the first floor there are four double bedrooms with the main one having an en-suite shower room, plus a family bathroom. The property has just had a new bio-treatment plant installed. There is no doubt this property will reward the buyer who takes on the cosmetic modernisation required!

EPC Band F

## GROUND FLOOR ENTRANCE PORCH

A part glazed door leads into porch with door into hall

## ENTRANCE HALL

A split level hall with steps up to study and doorway to hallway with stairs to first floor, radiator, circular window to front, doors to utility and workshop

## STUDY

Double glazed window to front, double radiator, space for desk, double doors to living room, door to dining room

## LIVING ROOM

A generous room with part glazed door to front and windows to either side, plus double glazed window to rear, stone type fireplace with multi fuel stove, two double radiators, maple wood flooring

## DINING ROOM

Double glazed window to rear, split level areas, double radiator, maple wood flooring

## SNUG

Double glazed window to side, radiator, multi fuel stove, opening to kitchen and to garden room, oak flooring

## KITCHEN

Double glazed window to side, fitted range of base and wall mounted units with worktops, single drainer sink unit, Stanley range unit, space for dish washer, washing machine and fridge freezer

## GARDEN ROOM

Double glazed window to side, French doors to front into garden with window to either side, vaulted style ceiling, double radiator

## UTILITY

A useful store with space for appliances if required

## WORKSHOP

A generous room with windows to side and front, door to front onto drive, room for storage, coal bunker and storage for gas bottles.

## FIRST FLOOR

### LANDING

An L-shaped landing with mini stair joining two different levels. Doors to rooms, two radiators plus radiator on stairs, double glazed window to front, two Velux windows to rear

### BEDROOM 1

A generous room with two double glazed windows to front, built in wardrobe, double radiator, door to en-suite



## EN-SUITE SHOWER ROOM

Double glazed window to rear, shower enclosure with thermostatic shower unit, bowl style sink unit on worktop with cupboard under, bidet and low level WC. Linen cupboard

## BEDROOM 2

Double glazed window to front, double radiator, built in cast iron fireplace, access to loft space

## BEDROOM 3

Double glazed window to side, water tank

## BEDROOM 4

Double glazed window to side

## BATHROOM

Panel bath with thermostatic shower unit and screen, radiator, Velux window to rear, open into a separate area with pedestal hand wash basin and low level WC.

## EXTERNALLY

The property is approached by a shared drive also serving neighbouring homes, partly laid to tarmac and leading to the property which is situated at the very end. A gate opens onto drive for 2-3 cars and access to a detached double garage with pitched roof and up and over door. Path to front porch and doors on front of house to workshop and sun room.

The gardens are established and set on two levels, the higher of these being at the level of the house. This garden area includes siting for recently installed bio-treatment sewage plant, flower beds and greenhouse.

Two separate sets of steps lead down to the main lower garden area, one from a terrace to the front of the sun room and the other from the greenhouse. This main garden area is laid to lawn with mature planting to boundaries plus a dividing hedge which leads to an area planted with trees and with patio terraces and areas for seating.

## 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: 01946 590412

[whitehaven@lillingtons-estates.co.uk](mailto:whitehaven@lillingtons-estates.co.uk)

Council Tax Band: D

Tenure: Freehold

Services: Mains water, LPG gas bottles for hob, oil central heating, and electric are connected, bio treatment plant private drainage

Fixtures & Fittings: Carpets, Stanley range

Broadband type & speed: Standard 20Mbps / Ultrafast 1000Mbps

Known mobile reception issues: O2 may have limited data, all others ok

Planning permission passed in the immediate area: None known

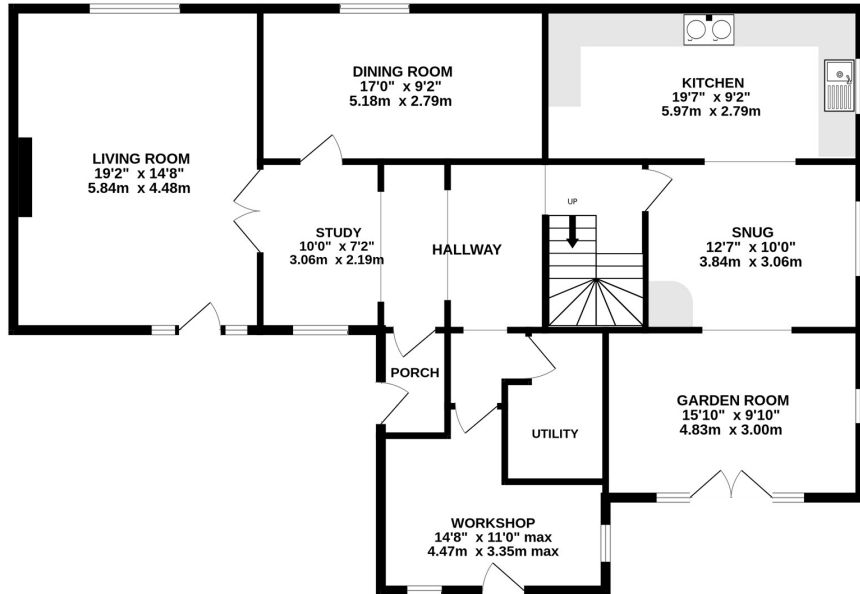
The property is not listed

## DIRECTIONS

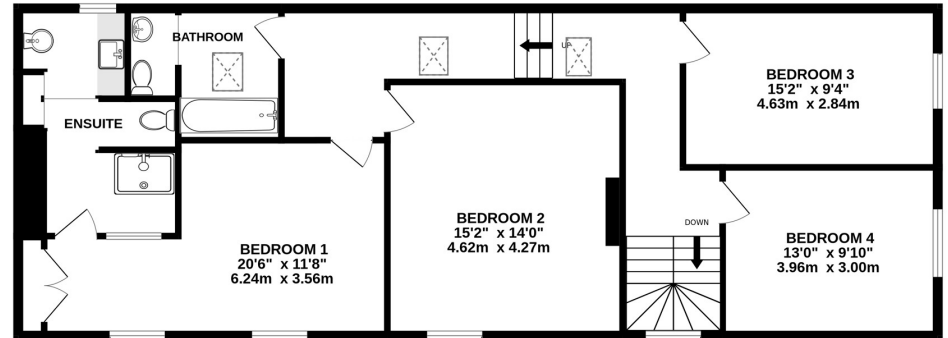
From Whitehaven head south on the A595 towards Bigrigg. In the dip in the road turn right to St Bees and on reaching the cluster of houses in Linethwaite take the first fork left where the road meets an unmade drive. This leads past other properties but keep following it, going through sandstone pillars leading to Croft House.



**GROUND FLOOR**  
1323 sq.ft. (122.9 sq.m.) approx.



**1ST FLOOR**  
1057 sq.ft. (98.2 sq.m.) approx.



**TOTAL FLOOR AREA : 2380 sq.ft. (221.1 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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[www.lillingtons-estates.co.uk](http://www.lillingtons-estates.co.uk)

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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>		<b>74</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>	<b>29</b>	
Not energy efficient - higher running costs			
England, Scotland & Wales			