

# PFK

Lowside, Thackthwaite, Cockermouth, Cumbria CA13 0RP

Price Guide: £1,150,000









## LOCATION

Situated in the stunning Vale of Lorton, the heart of the north-western Lake District, occupying an elevated position above the valley floor and enjoying far reaching panoramic views of the high fells of Lakeland. The market towns of Cockermouth and Keswick are both located near Thackthwaite and provide a comprehensive range of amenities including supermarkets, doctors' surgeries, primary and secondary schools and leisure centres. Lorton, one and a half miles away, hosts a well-established village pub, shop and primary school.

## PROPERTY DESCRIPTION

Nestled in a serene and picturesque enclave of the Lake District, just moments from the idyllic Crummock Water, Loweswater, and Buttermere, this expansive five-bedroom farmhouse offers a rare opportunity to own a piece of quintessential Lakeland beauty. Lowside, set within approximately 7 acres (2.83 hectares) of private grounds, has undergone a comprehensive renovation by the current owners and boasts unparalleled privacy alongside breathtaking panoramic views of the surrounding fells.

The accommodation has been thoughtfully designed, featuring a newly renovated lounge and garden room, complete with underfloor heating, wood-burning stove, and a large picture window framing the stunning fell views. A charming dining room with inglenook fireplace, well-appointed breakfast kitchen, cosy snug/study or home office, second kitchen/utility room, second reception room, five double bedrooms, and three bath rooms complete the main living spaces.

The property is cleverly arranged to allow part of the house to function as a separate holiday let or annexe, including the second reception room, second kitchen/utility area, two double bedrooms, and a shower room - with no need for additional conversion.

Externally, the substantial grounds offer an exquisite blend of formal lawns, an orchard, mature woodland, a tranquil pond, and various patio areas perfect for entertaining, complete with a stone-built pizza oven and a roof terrace.

Further enhancing the property are ample parking spaces, a double garage, and large greenhouse. The sheer scale of accommodation, coupled with its enviable setting, sweeping views, and beautifully landscaped gardens, make Lowside a truly unique offering in the area. Early viewing is highly recommended to fully appreciate the charm and potential of this remarkable home, as demand is sure to be exceptionally high.

## ACCOMMODATION

### Entrance Hallway

Accessed via uPVC entrance door with glazed inserts. Stairs to first floor accommodation, quarry tiled floor and further uPVC door giving access to the rear of the property.

### Dining Kitchen

4.67m x 4.21m (15' 4" x 13' 10") Rear aspect kitchen with spotlighting, quarry tiled floor and fitted with a range of base and wall units in a navy blue finish with complementary granite effect counter tops incorporating 1.5-bowl composite sink with drainage board and mixer tap. Four-burner, counter top mounted, Neff induction hob with separate electric oven/grill, and space for freestanding fridge freezer. A breakfast bar provides informal dining space for up to four people.

### Utility Room

Fitted with granite effect work surfacing with space/plumbing beneath for under counter washing machine and dishwasher. Built in pantry/storage cupboard and quarry tiled floor.

### Breakfast Room

3.28m x 3.28m (10' 9" x 10' 9") With uPVC door with glazed side panels providing access to the rear garden. Loft access hatch and internal door to:-

### Dining Room

4.74m x 5.44m (15' 7" x 17' 10") Generously proportioned dining/reception room with sliding sash window to the front elevation. Multi fuel stove set in inglenook fireplace, wall mounted, alcove shelving and space for eight to ten person dining table. Door to:-

### Rear Hallway

With built in under stairs storage cupboard and stairs to first floor accommodation.

### Ground Floor Bathroom

Fitted with three piece suite comprising bath with electric shower over, WC and wash hand basin. Tiled walls, vertical heated towel rail and mosaic tiled floor.

### Snug/Study/Home Office

2.98m x 3.55m (9' 9" x 11' 8") Front aspect room with exposed beam and wall mounted shelving.

### Lounge/Garden Room

3.38m x 9.08m (11' 1" x 29' 9") Light and airy, dual aspect, room enjoying stunning views of the gardens and beyond to the Lake District fells. Exposed oak beams, feature stone wall detailing and wood burning stove in stone recessed hearth with oak lintel above. Spotlighting, tiled floor with underfloor heating and composite door with glazed inserts leading to the rear garden.

## FIRST FLOOR

### Half Landing

Overlooking the rear garden and fell views beyond.

### Main Landing

Providing access to three bedrooms and a bathroom. Exposed beams.

### Bedroom 1

4.09m x 3.64m (13' 5" x 11' 11") Side aspect, double bedroom with uPVC door providing access to a substantial, terraced patio area - with stainless steel handrail and glass balustrades, which offers stunning panoramic views over the gardens and toward the Lake District fells. Attractive wall mural of Buttermere and Haystacks, built in wardrobes and access to loft space (via hatch).

### Bedroom 2

2.55m x 3.68m (8' 4" x 12' 1") Rear aspect, double bedroom with sliding sash window.

## Bedroom 3

3.26m x 4.90m (10' 8" x 16' 1") Front aspect, large double bedroom with exposed beams, built in wardrobes and loft access (via hatch).

## Family Bathroom

3.70m x 3.16m (12' 2" x 10' 4") Front aspect family bathroom fitted with three piece suite comprising walk-in shower cubicle (mains plumbed shower) with raindrop showerhead and additional handheld attachment, WC and wash hand basin in vanity unit. Built in storage cupboards.

## ADDITIONAL ACCOMMODATION

Additional accommodation which can be utilised as part of the main residence, as supplementary living space for extended family or, as is currently the case, for letting purposes. This can be accessed via the main hallway and comprises:-

## Kitchen Area

4.79m x 4.03m (15' 9" x 13' 3") Rear aspect room comprising range of base units in a light finish with complementary corian counter tops and upstands, and composite sink with drainage board and mixer tap. Four-burner, counter top mounted ceramic hob with extractor over, separate electric oven and grill, and space/plumbing for under counter washing machine. Spotlighting, space for four to six person dining table and tiled floor. Door to:-

## Lounge

4.11m x 3.85m (13' 6" x 12' 8") Dual aspect room with exposed beam, wood burning stove with mosaic tiled surround and slate hearth, points for TV/Sky, built in storage cupboard and tiled floor.

## First Floor Landing

With Velux skylight and exposed beam. Providing access to bedrooms 4 and 5 and to a bathroom.

## Bedroom 4

3.67m x 4.88m (12' 0" x 16' 0") Dual aspect, double bedroom with additional side aspect Velux skylight. Exposed cruk beams, vaulted ceiling and spotlighting.

## Bedroom 5

3.10m x 4.64m (10' 2" x 15' 3") Rear aspect, double bedroom enjoying beautiful fell views. Vaulted ceiling with exposed beams, spotlighting and sandstone window sills.

## Shower Room

2.21m x 2.14m (7' 3" x 7' 0") Side aspect room fitted with three piece suite comprising shower cubicle (electric shower), WC and wash hand basin. Exposed beams, spotlighting and tiled splash backs,

## EXTERNALLY

## Double Garage

With up and over doors, power and light.

## Gardens & Grounds

The property can be accessed via two separate, private driveways, one of which is gated, and sits within approx. 7 acres (2.83 ha) of grounds incorporating lawned formal garden areas, orchard, mature woodland, pond and patio entertaining area. The grounds are well stocked with a wide variety of mature trees, shrubs and planting and complemented by an outside store, substantial greenhouse and a summerhouse.

## ADDITIONAL INFORMATION

### Tenure & EPC Ratings

Tenure: Freehold.  
EPC Ratings: Main house - D; Annexe (Twinkleberry Barn) - E.

### Septic Tank

We have been informed that the property has a septic tank and understand it complies with current standards and rules introduced on 1st January 2020. However, we would advise any prospective purchaser to satisfy themselves regarding this matter.

### Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee: Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Emma Harrison Financial Services – arrangement of mortgage & other products/insurances - average referral fee earned in 2023 was £222.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

## SALE DETAILS

Mains electricity & water; septic tank drainage; oil-fired central heating, double glazing installed throughout; solar panels installed on the roof. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band G

Viewing: Through our Cockermouth office, 01900 826205.

Directions: From Cockermouth take the B5292 towards Lorton. At the first fork in the road on entering Lorton take the right hand turn for the B5289 and at the second fork keep right past the Wheatshaf Inn until you arrive at a 4-way junction. Turn right and head over the bridge taking the next left signposted 'Thackthwaite', then follow the road through the hamlet and just as you leave Thackthwaite the house can be found - tucked in on the left hand side.









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>75</b>
(55-68)	<b>D</b>	<b>55</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## Lowside

**Approx. Gross Internal Floor Area 3045 sq. ft / 283.05 sq. m**  
 Illustration for identification purposes only; measurements are approximate; not to scale.