



WOOD FARM MOSSER | COCKERMOUTH | CA13 0RB

PRICE £650,000





SUMMARY

Wood Farm presents a rare opportunity to purchase a characterful family home with an attached annexe & unconverted barns, located within the beautiful western side of the Lake District. Nestled into the foothills with frequent visits from the red squirrel population, well located for the lovely Gem town of Cocker mouth and with easy access to Loweswater, Crummock Water and Ennerdale, this really is an exceptional find! The property forms part of a small group of five properties and benefits from a private parking area for numerous vehicles, some generous unconverted barns including a Gin case to the front (potential for development) plus a large paddock style garden to the side and an area of banked garden to the rear. The accommodation includes a large open plan kitchen/family room with utility room and access to the annexe, a generous dining room, a characterful living room and a separate sitting room, plus a hobby room and separate office. To the first floor there is a main bedroom with en-suite shower room, three further bedrooms and family bathroom. The annexe includes a ground floor kitchen/dining room and bedroom, a ground floor wet room, a first floor galleried sitting area and a second bedroom to the first floor. A generous and versatile lake district home with options to purchase stabling and land by separate negotiation.

EPC band D

**GROUND FLOOR
KITCHEN/FAMILY ROOM**

A part glazed stable door leads into the kitchen/family room, an open plan area with travertine flooring. Opening to dining room, doors into annexe, utility room and sitting room. Family area has window to front, space for sofa and chairs plus breakfast table, two double radiators. The kitchen area is fitted with a wide range of base and wall mounted units with work surfaces, Belfast sink unit with wooden drainer, electric hob and eye level oven, space for fridge freezer and dishwasher. Part vaulted ceiling with three Velux windows to rear, multi fuel stove set on raised hearth.

UTILITY ROOM

Double glazed window to rear, space for washing machine with work surface over top, space for fridge freezer. Travertine flooring, extractor fan, oil fired heating boiler.

DINING ROOM

Double glazed picture window to front, space for table and chairs, double radiator, ceiling hooks, wood style flooring, opening from kitchen and door into sitting room.

SITTING ROOM

Window to rear, double glazed door to rear, feature fireplace with wood burning stove, double radiator, ceiling hooks, wood style flooring, doors from dining room and kitchen, door into inner hall, exposed beams.

INNER HALL

Stairs rising to first floor, under stairs storage cupboard with a door to access rear garden, part panelling to walls, double radiator, tiled flooring, doors to living room and study.

LIVING ROOM

Two sash windows to front with shutters, Victorian style fireplace with tiled inserts, exposed beam, two double radiators, wooden floorboards, door into hobby room.

HOBBY ROOM

Part glazed door to front into courtyard, recessed shelving, space for desk, double radiator

STUDY

Window to rear, space for desk and cabinets, wood style flooring, double radiator

**FIRST FLOOR
LANDING**

Feature arch window over stairs, doors to rooms, corridor leads down to Bedroom 1 with radiator and two storage cupboards, one housing water cylinder.

BEDROOM 1

A double aspect room with windows to front and rear, eaves recess, useful storage recess over bed, double radiator, wooden flooring, door into en-suite

EN-SUITE SHOWER ROOM

Window to front, double shower enclosure with thermostatic shower unit, pedestal hand wash basin, low level WC. Double radiator, wooden floorboards, extractor fan.

BEDROOM 2

Window to rear, cast iron fire surround, exposed beam, double radiator, access to loft space.

BEDROOM 3

Window to front, stone fire surround, exposed beam, double radiator

BEDROOM 4

Window to front, double radiator.

FAMILY BATHROOM

Window to rear, panel bath with thermostatic shower unit over, pedestal hand wash basin, low level WC. Double radiator, exposed beams, wooden floorboards.

**ANNEXE
KITCHEN/DINING ROOM**

An open plan room with three windows to side, kitchen area with base and wall units, worktops, sink unit, oven and hob, space for fridge, tiled flooring, space for table and chairs, stairs to first floor, doors to wet room and bedroom.

ANNEXE BEDROOM 1

A double aspect bedroom with windows to side and rear

WET ROOM

Window to side, wet room area with tiled floor and floor drain, thermostatic shower unit, pedestal hand wash basin and low level WC. Tiled walls

FIRST FLOOR SITTING AREA

Galleried sitting area overlooking dining room, window to front and two Velux windows to side, radiator, useful store cupboard, door to bedroom 2

ANNEXE BEDROOM 2

With window to rear and Velux window to side, radiator, carpet flooring

EXTERNALLY

From the roadside a drive leads round the back of the gin case and barns to Wood Farm and opens into a private parking area for a substantial number of vehicles. From the parking area access is gained via a 5 bar gate to a grassed ménage or garden area which also includes a grassed inclined area that sits behind the stable block. To the rear of the property there is a garden strip which can be accessed directly from the storage area from the Inner Hall.

UNCONVERTED BARN AND GIN CASE

Situated opposite the house are a number of large unconverted barns, set on two levels and with potential for development (subject to obtaining relevant planning consent) which include a beautiful 'gin case'. The open courtyard to the front of the barns belongs to Wood Farm but neighbouring properties have a pedestrian right of way around the perimeter to access their houses. In addition there is a useful storage barn which is attached to a stable block.

OPTIONS TO PURCHASE FURTHER PROPERTY.

By separate negotiation there are other rental properties available to buy if desired. Also available if desired is a stable block with parking to the front plus 2 fields (both located at the front of property with views out over the Lakeland foothills) approximating to 2 acres. Please make enquiries with the agent if any of these additional elements are of interest.

ADDITIONAL INFORMATION

To arrange a viewing or to contact the branch, please use the following:

Branch Address:
39a Station Street
Cockermouth
Cumbria CA13 9QW
Tel: 01900 828600 Email: cockermouth@hillingtons-estates.co.uk

Council Tax Band: D

Tenure: Freehold

Services: Mains water and electric are connected, septic tank drainage

Fixtures & Fittings: Carpets, integrated appliances

Broadband type & speeds available: Standard 1Mbps. the vendors use a 4G internet Connection with EE

Mobile reception: Data retrieved from Ofcom dating back to November 24' indicates EE has no service indoors and other networks have limited signal. All networks have service outside

Planning permission passed in the immediate area: None known

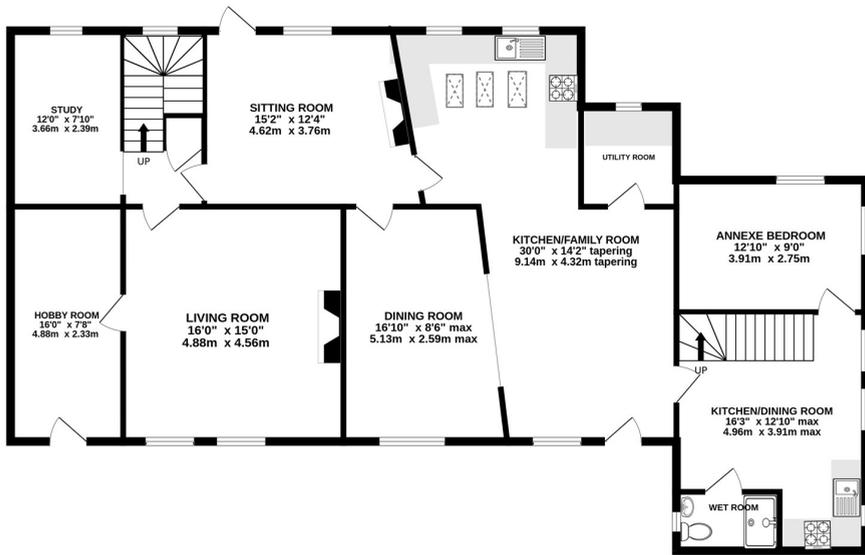
The property is not listed

DIRECTIONS

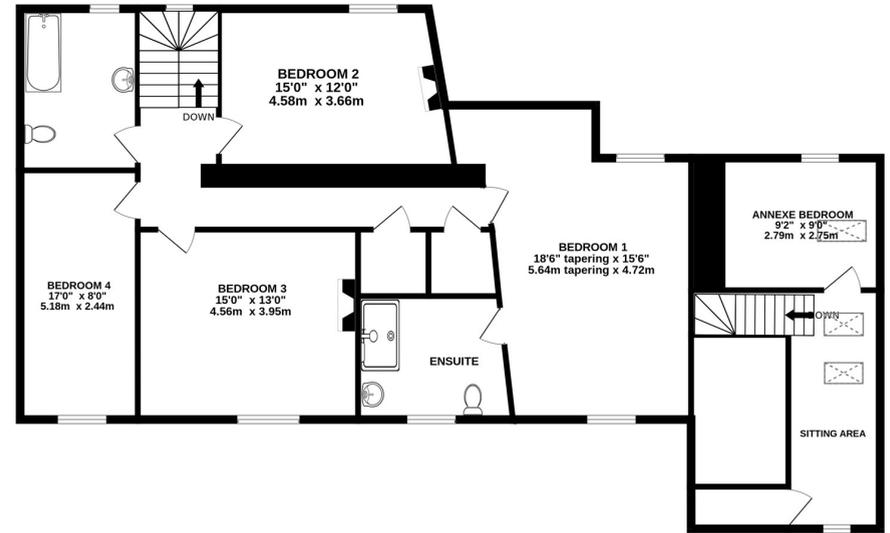
From Cocker mouth head south on the A5086 towards Egremont. At the Paddle School crossroads turn left and then take the next lane on the right after approximately half a mile. Follow this lane for approximately 1.3 miles and the property will be situated on the right hand side as the road begins to descend. Park in the main farmyard,



GROUND FLOOR
1545 sq.ft. (143.6 sq.m.) approx.



1ST FLOOR
1407 sq.ft. (130.7 sq.m.) approx.



TOTAL FLOOR AREA : 2952 sq.ft. (274.3 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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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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			