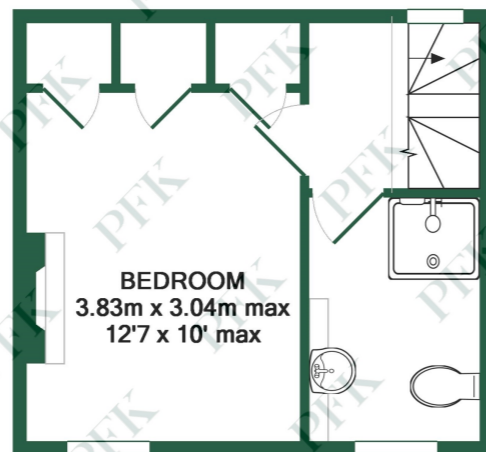
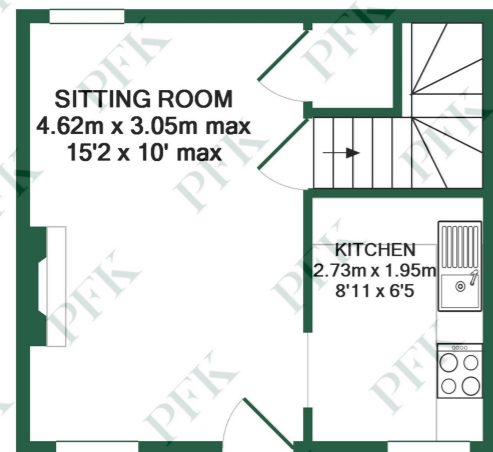
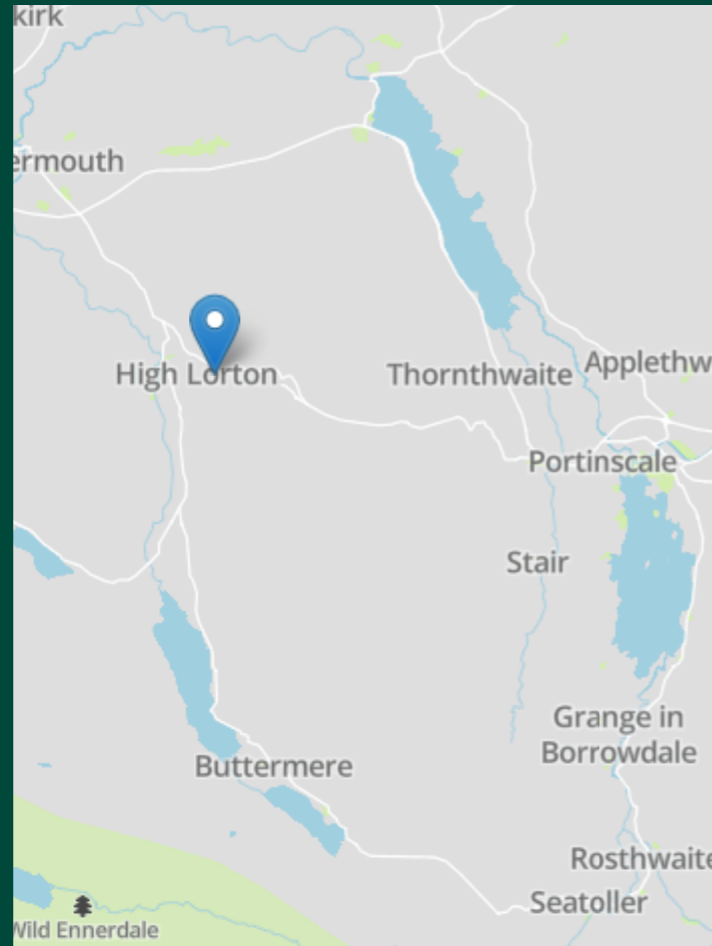


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	41	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



GROUND FLOOR
APPROX. FLOOR
AREA 23.1 SQ.M.
(249 SQ.FT.)

1ST FLOOR
APPROX. FLOOR
AREA 23.1 SQ.M.
(249 SQ.FT.)

TOTAL APPROX. FLOOR AREA 46.2 SQ.M. (497 SQ.FT.)
Made with Metropix ©2019



Yan Yak, Tenters Lane, High Lorton, Cockerham, CA13 9TY

- One bed character cottage
- Popular location
- Council Tax: assessed for business use
- Immaculately presented & modernised
- Successful holiday let
- Tenure: freehold
- Fantastic fell views
- EPC rating E

Penrith Farmers' & Kidd's plc for themselves and for the vendor of this property whose agents they are given notice that:

- 1: The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract;
- 2: No person in the employ of Penrith Farmers' and Kidd's plc has any authority to make or give any representation or warranty in relation to this property;
- 3: All statements contained in these particulars are given without responsibility on the part of Penrith Farmers' & Kidd's plc and any intended purchasers or tenants should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them



01900 826205



cockerham@pfk.co.uk



www.pfk.co.uk

LOCATION

Situated within the delightful village of Lorton, approximately four miles from Cockermouth and its range of shops and services, Lorton sits within the Lake District National Park and is surrounded by the north western high fells. Lorton also has a village pub, local village shop and is a short drive to the popular Crummock, Buttermere and Loweswater areas.

PROPERTY DESCRIPTION

A cosy one bed, characterful cottage nestled within the heart of Lorton - one of the most scenic villages in the entire Lake District. Surrounded by high fells and offering excellent access to the picturesque Loweswater, Crummock Water and Buttermere lakes, as well as the market towns of Cockermouth and Keswick. Yan Yak's accommodation comprises a light dual aspect lounge with wood burning stove, contemporary kitchen, double bedroom with feature cast iron fireplace and high quality bathroom with shower over bath. Externally there is on street parking available nearby, and through a gated passageway running under the property, there is a courtyard garden. Adjacent to the property is Lorton village hall gardens which are open to the public and provide a delightful open area with fell views and a small stream.

ACCOMMODATION

Entrance

Accessed via stone staircase to wood front door, leading directly into the sitting room.

Sitting Room

4.62m x 3.05m (15' 2" x 10') A light dual aspect room with sandstone flooring, wood burning stove, TV, telephone and broadband points, two anthracite radiators, open plan access to kitchen, built in storage cupboard, and wood internal door giving access to the staircase leading to the first floor.

Kitchen

2.73m x 1.95m (8' 11" x 6' 5") A contemporary kitchen finished in a light shaker style with a range of wall and base units in a grey finish with complementary wood work surfacing, incorporating sink with mixer tap and tiled splashbacks. Integrated electric oven with four burner electric hob and extractor over, microwave, freestanding fridge freezer, washer/dryer and tiled flooring.

FIRST FLOOR LANDING

Window to rear aspect, and doors giving access to both rooms.

Bedroom

3.83m x 3.04m (12' 7" x 10') A light front aspect double bedroom enjoying excellent views over Lorton towards the Lakeland fells. With feature cast iron fireplace, anthracite radiator and two built in wardrobes.

Bathroom

Front aspect room with window seat, fitted with a three piece suite comprising bath with electric shower over, wash hand basin in vanity unit and WC, vertical heated chrome towel rail.

Cellar

The property benefits from a large cellar with power and lighting, approximately the same size as the ground floor and providing ideal storage space.

EXTERNALLY

Garden

Accessed via a gated passageway running under the property, is an enclosed courtyard garden to the rear with patio seating area.

ADDITIONAL INFORMATION

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; Pollard & Scott/Independent Mortgage Advisors – 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

Services: Main electricity, water and drainage. Electric heating installed and single glazed throughout. Telephone line installed subject to BT regulations. Please note all radiators within the property (with the exception of the bathroom) are smart radiators.

Please note - the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

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 Wheatsheaf Inn. You arrive at a 4 way junction, take the left hand turning signposted Keswick, head past the village shop and as the road bears left the property can be found on the right hand side.

