

PFK

The Hill

Thackthwaite | Cockermouth | Cumbria



About the property

Perched gracefully above the scenic Lorton Valley, at the end of its private driveway, The Hill offers stunning views over the valley and surrounding high fells. This beautifully renovated five-bedroom Cumbrian vernacular longhouse has been thoughtfully extended and updated over the past two decades, blending characterful features with modern comforts to create a truly special home.

CA13 ORP

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Internally

Upon entering through a sheltered courtyard at the rear of the property, you are welcomed into an inviting main hallway featuring green slate flooring and an oak staircase, highlighting the home's period charm. The lounge is an impressive space with a vaulted ceiling, original beams, a feature stone wall, and a multi-fuel stove.





The farmhouse-style kitchen, complete with a dual-fuel Aga, leads out to a sandstone terrace overlooking the front garden and the Grassmoor fells – a perfect spot for enjoying breakfast.



Ascending the oak staircase to the first floor, with feature stone detailing and original beams throughout, you will find four well-proportioned double bedrooms (fifth bedroom on ground floor), all front-facing to take advantage of the spectacular views, and two full bathrooms.







Externally

Externally, the property is surrounded by well-maintained gardens with multiple seating areas to enjoy the peaceful surroundings, along with lawns, mature trees, and an array of perennials and shrubbery. An unconverted two-storey stone barn offers potential for development (STPP) or can be used as a large storage and workspace.








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 and you'll arrive at a 4-way junction. Turn right and head over the bridge, taking the next left signposted 'Thackthwaite'. Follow the road and just before entering the hamlet, take the turn in on the right signed 'The Hill' and follow the private driveway to the top.

Services

Mains electricity; private water supply; septic tank drainage; oil central heating supplemented by LPG fuelled fire, double glazing installed throughout; telephone & broadband connections installed subject to BT regulations. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

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Referrals and 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.

EPC

Rating E

Tenure

Freehold

Council Tax

Band G