

PFK

Old Post Office, Lamplugh, Workington, Cumbria CA14 4SF

Guide Price: £230,000





LOCATION

Situated on the edge of the rural village of Lamplugh, close to the Lake District National Park, and offering easy access to the valleys of Crummock, Buttermere, Loweswater and Ennerdale, with some of most stunning scenery in the country on its doorstep. Offering a traditional rural lifestyle with local primary school, church and active village hall, the nearby A5086 provides easy transport links to the towns of Cockermouth and Whitehaven (approx 7 miles distant) and is within easy commutable distance to Sellafield and the major west coast employment centres

PROPERTY DESCRIPTION

The Old Post Office is a spacious three bed, three reception, two bathroom home sat on the edge of the popular rural village of Lamplugh, close to the National Park and stunning Ennerdale valley.

The accommodation is well presented and briefly comprises cosy lounge with inglenook fireplace, multi fuel stove and traditional bread oven, flexible usage second reception room with exposed wooden flooring and French doors to the garden - a perfect dining room, play room or sitting room, kitchen and ensuite double bedroom to the ground floor with a versatile room on the lower ground level which offers flexible usage as a further reception room/home office/gym. To the first floor there are two large double bedrooms and a three piece family bathroom with rolltop bath.

Externally there is a covered porch to the front, and to the rear an easy to maintain garden with patio area, external cellar store room and private garden laid to lawn with mature trees and shrubbery.

ACCOMMODATION

Entrance

A covered porch leads to the composite front door which then gives access into the dining kitchen.

Dining Kitchen

3.60m x 3.91m (11' 10" x 12' 10")
A front aspect room with decorative coving and exposed wood floorboards. Fitted with a range of wall and base units in a light cream farmhouse style finish, with complementary granite effect work surfacing, incorporating 1.5 bowl ceramic sink and drainer unit with mixer tap and tiled splashbacks. Integrated electric combination oven/grill with four burner countertop mounted ceramic hob over, plumbing for under counter washing machine and door to lounge.

Lounge

3.98m x 3.16m (max) (13' 1" x 10' 4")
A side aspect room with decorative coving and ceiling rose, inglenook fireplace with multifuel stove and feature cast iron bread oven, built in traditional style shelving and storage cupboard. Exposed floorboards, point for wall mounted TV, broadband and satellite points and doors giving access to stairs down to the lower ground level and up to the first floor.

Reception Room 2

2.50m x 5.68m (8' 2" x 18' 8")
A front aspect reception room with decorative coving and ceiling roses, exposed floorboards, TV point and UPVC French doors giving access out to the rear garden.

Bedroom 3

2.91m x 2.87m (9' 7" x 9' 5")
A rear aspect double bedroom with decorative coving and door to the ensuite.

Ensuite Shower Room

1.05m x 2.97m (3' 5" x 9' 9")
Fitted with a three piece suite comprising walk in shower cubicle with electric shower, WC and wash hand basin, part tiled walls and tiled flooring, obscured side aspect window.

LOWER GROUND FLOOR

Reception Room 3

3.59m x 3.08m (11' 9" x 10' 1")
A side aspect room with exposed beams and wall mounted lighting.

FIRST FLOOR LANDING

With decorative coving, built in under eaves storage cupboard and doors giving access to the first floor rooms.

Bedroom 1

3.56m x 4.27m (11' 8" x 14' 0")
A side aspect double bedroom with decorative coving, TV point and feature cast iron fireplace with tiled hearth.

Bedroom 2

3.93m x 3.01m (12' 11" x 9' 11")

A side aspect double bedroom with exposed brick feature wall and enjoying views towards the Lake District fells.

Family Bathroom

2.92m x 3.55m (9' 7" x 11' 8")

Fitted with a three piece suite comprising freestanding rolltop bath with hand held shower attachment, WC and wash hand basin, built in airing cupboard housing the hot water cylinder, decorative coving and obscured side aspect window.

EXTERNALLY

Gardens and Parking

There is on street parking available adjacent to the property. To the rear there is an enclosed rear garden, with decked and decorative chipped areas, wood store and a raised flower bed with mature trees and shrubbery. A gate leads down a small flight of steps to a larger garden area laid to lawn with mature trees, shrubbery, perennials, borders and fruit trees.

ADDITIONAL INFORMATION

Septic Tank

We have been informed that the property has a shared septic tank and would advise any prospective purchaser to check it complies with current standards and rules introduced on 1st January 2020.

Tenure & EPC

The tenure is freehold.
The EPC rating is B.

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

Mains electricity, water and shared septic tank drainage. Air source heat pump heating supply and double glazing installed. Telephone line installed subject to BT regulations. 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.

The property also benefits from fitted solar panels.

Council Tax: Band B

Viewing: Through our Cocker mouth office, 01900 826205.

Directions: From Cocker mouth, take the A5086 signposted Lamplugh. Head through Lamplugh, and the property can be found on the right hand side before the village hall.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B	81	85
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC 	