

ORTHWAITE COTTAGE,  
ULDALE,  
WIGTON

Edwin  
Thompson



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**Orthwaite Cottage, Uldale,**  
WIGTON, Cumbria, CA7 1HL





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## Brief Résumé

Delightful four bedroom detached cottage situated in the stunning hamlet of Orthwaite within the Lake District National Park. Three reception rooms, stunning views, garage and gardens.

## Description

Orthwaite Cottage, located in the small hamlet of Orthwaite sits amidst farmland and rolling fell views. Orthwaite is part of the Ireby and Uldale Parish and lies two miles North West of the village of Bassenthwaite whilst also being well connected to the larger towns of Keswick, Cockermouth, Wigton and Carlisle.

Orthwaite Cottage offers a quintessential Lake District experience, with the original part of the cottage dating back to the 18th century and built in a traditional stone style, and more added in the late 70's early 80's. The latest addition was added in 1994. The property gives direct access to major walking routes and is perfectly suited to anyone who loves the outdoors seeking peace and tranquility, yet still within reach of the local lakes and towns.

The cottage is extremely spacious, with an abundance of character and charm mixed with modern living. To the ground floor there is a kitchen/breakfast room, study, sitting room, dining room, snug, utility room and WC. The first floor can be accessed via two staircases at either end of the cottage, here can be found four double bedrooms and two bathrooms. To the outside the gardens are stunning with areas of woodland blending with manicured lawns and paved patio for seating and taking in the breathtaking views. The garden has



been lovingly planted and has a vast array of trees, shrubs and plants that add to its charm. There is a driveway to the side of the property and a garage. Across the road, there is a parcel of land that is gravelled with slate shillies and can park four cars.

**What3words:///segregate.lamppost.tactical**

## Accommodation:

### Entrance

The front door is located just off the lane and opposite the extra parking area. A front porch enters the sitting room or, if you park on the drive or in the garage, there is a side door that gives access to the kitchen.

### Entrance Porch

Windows to each side. Front door to:

### Sitting Room

Charming room full of character with dual aspect windows looking to the front and side garden. This room has a classic cottage feel with a large inglenook fireplace with sandstone surround, brick inlay and stone hearth with open fire sat in wrought iron stand. Feature exposed brick wall. Exposed beams. Two Radiators Door to:

### Inner Hallway

Staircase to first Floor. Door to understairs cupboard. Radiator. Door to:

### Connecting Hallway

Two windows to rear garden. Radiator. Space to hang coats. Door to:



## Dining Room

Beautiful room with dual aspect windows to the front and rear gardens. Lovely views of Binsey and surrounding countryside. Two radiators. Door to kitchen. Door to:

## Inner Hallway

Staircase to first floor. Door to:

## Snug

Dual aspect window to front and side garden. Lovely views of Binsey Fell. Stone fireplace surround with tile hearth. Radiator. Door to:

## Study Area

A great space that gives access to many rooms, also providing valuable space for a study. Wood floor. Door to understairs cupboard. Door to outside providing access and the drive and garage. Wide wooden steps with feature exposed brick to side. Enters:

## Kitchen

Full range of wall and base units with slate worktops. One and a half bowl sink with slate drainer. Integrated electric double oven and hob with extractor above. Integrated fridge. Space for dishwasher. Three windows looking to the rear garden. Attractive exposed beams. Part tiled to walls Door to rear patio and garden. Radiator. Door to:

## Utility Room

Steps down. Single bowl sink and drainer. Wall and base units. Space to hang coats and store shoes. Radiator. Velux to roof. Free-standing oil-fired boiler. Ultraviolet water filtration system. Space for washing machine. Door to driveway and garage. Door to:





### WC

WC. Window.

### First Floor

From Inner Hallway outside the Sitting Room

### Landing

Window to side and rear garden. Exposed beams. Access to all rooms. Door to airing cupboard housing hot water cylinder. Radiator.

### Bedroom Three

Large double bedroom. Feature fireplace. Window to front aspect with views of Binsey and beyond. Radiator.

### Bedroom Two

Double bedroom. Window to front aspect with views. Feature fireplace. Solid wood flooring. Radiator.

### Bathroom

Bath with shower attachment. WC. Wash hand basin. Window to rear aspect. Radiator. Part tiled to walls.

### Bedroom One

Large double bedroom. Dual aspect windows looking to the front and rear aspect, one with window seat. Built in wardrobes. Door to:

### Inner Landing

Staircase to downstairs accessing the Dining Room and Snug. Window to rear.

### Bedroom Four

Double bedroom. Currently used as a study. Dual aspect windows to the front and side with lovely views. Radiator.



### Bathroom

Bath with shower attachment. WC. Wash hand basin. Window to rear aspect. Door to airing cupboards housing further hot water cylinder, part tiled to the walls.

### Outside

To the front of the property a Lakeland stone wall allows stunning flower beds to frame the front of the property. To the side of the cottage a driveway takes you to a garage with further parking to the side. The garden wraps around the property extending to the south/east where a lovely, wooded area can be found that moulds into a south facing manicured lawned garden with stunning views of Skiddaw, Ullock Pike and the surrounding mountain range. From here, steps down take you through a rockery that leads to a paved patio area outside the kitchen, this area is filled with mature shrubs and plants. To the right of the house is a side garden, accessed via a rose filled arch and gives stunning views to Binsey. The garden is bordered by a mix of mature hedging and fencing. There are two good size garden sheds. This space is special, a place to sit and enjoy the peaceful countryside and fells that surround this magnificent property.

### Garage

Electric sectional door. Light, power and water.



### Parking

There is parking to the side of the property on the driveway. There is also further parking across the road that has been recently upgraded with slate shillies and has newly installed post and wire fencing. There is room for four cars on this space.

### Services

Oil fired central heating. Boiler located in the utility room. Hot water tanks in both bathrooms. Private water supply. Mains electricity. Drainage to septic tank. Fully double glazed.

### Tenure

Freehold

### Agent's Note

Appliances included, mobile phone and broadband results not tested by Edwin Thompson Property Services Limited.

### Council Tax

Edwin Thompson is advised by our client that the council tax band is E. The rate for 2025/2026 is £2878.76

### Offers

All offers should be made to the Agents, Edwin Thompson Property Services Limited.

### Viewing

Strictly by appointment through the Agents, Edwin Thompson Property Services Limited.

REF: K3689818





Mobile phone and Broadband services

CA7 1HL Mobile Signal		Voice	3G	4G	5G
Three	Indoor	X	X	X	X
	Outdoor	✓	X	✓	X
Vodafone	Indoor	✓	X	✓	X
	Outdoor	✓	✓	✓	X
O2	Indoor	✓	✓	✓	X
	Outdoor	✓	✓	✓	X
EE	Indoor	✓	X	✓	✓
	Outdoor	✓	X	✓	✓

✓ Good Coverage    ⚠ You may experience problems    X No coverage  
5G    X Not yet available in this area

\*Information provided by the [signalchecker.co.uk](https://signalchecker.co.uk) website

CA7 1HL Broadband	
FTTH/FTTP	X
Ultrafast Broadband (>=100 Mbps)	X
Superfast Broadband (>24 Mbps)	X
Fibre (FTTC or FTTH or Cable or G.Fast)	✓
Wireless	✓
LLU	X
ADSL2+	✓
ADSL	✓

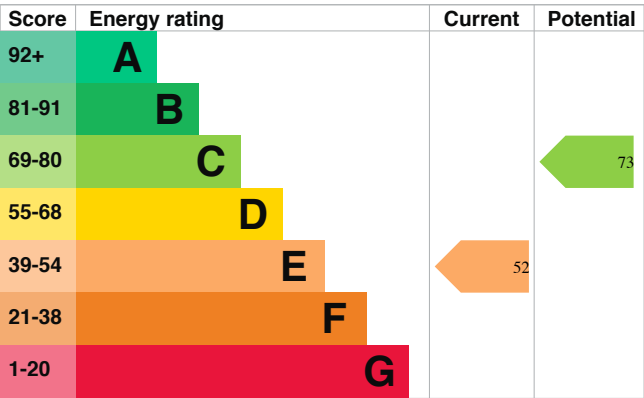
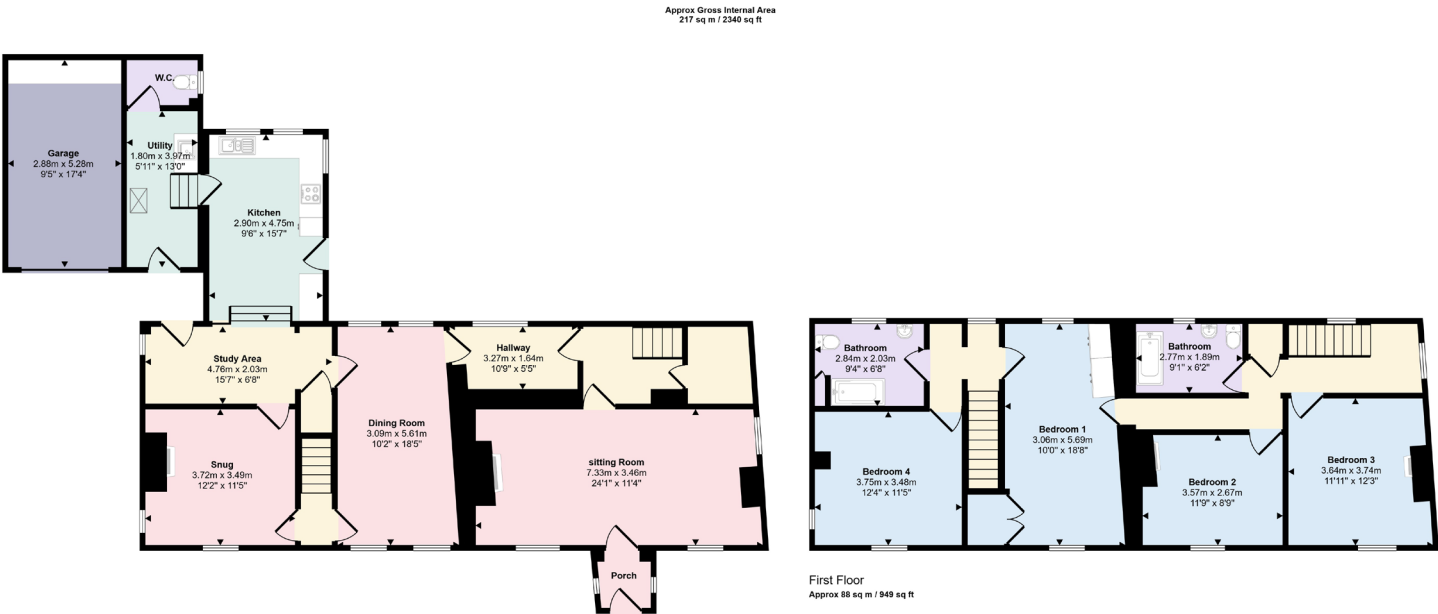
Average in CA7 1HL in the last 12 months:

⬇ Download: 31.0 Mbps

⬆ Upload: 6.0 Mbps

\*Information provided by the [thinkbroadband.com](https://thinkbroadband.com) website.

Figures are tested as if you are using EE as a provider for Broadband

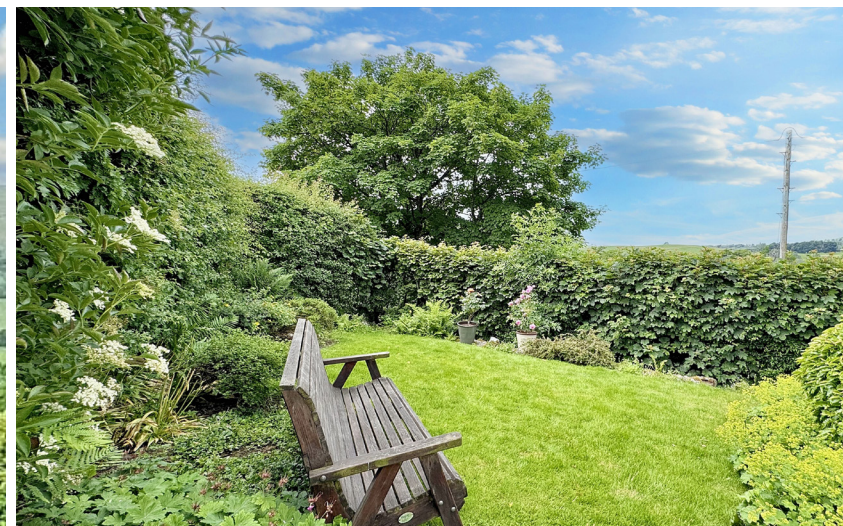




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