

RIVERMEAD,
LOW LORTON,
COCKERMOUTH

Edwin
Thompson



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Rivermead, Low Lorton,
COCKERMOUTH, Cumbria CA13 9TB



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Brief Résumé

Situated within The Lake District National Park, a most Eco-Friendly/Green 5 Bedroomed (all large doubles) family home. Alternatively, a perfect family home with a potential annexed income stream all within its own delightful grounds of approximately 1 acre. Set in the beautiful Vale of Lorton, less than 3 miles from the Georgian market town of Cockermouth.

Description

Situated alongside the River Cocker, Rivermead has fishing rights from Lorton Bridge along the river to the end of the property land. Immaculate and beautifully presented, fresh and clean, decorated with Farrow & Ball throughout. All fixtures and fittings of the highest quality throughout.

Massively extended and updated in 2012, the property now boasts a Danfoss Ground Source Heat Pump providing underfloor heating throughout with individual room temperature sensors. Electricity generated from 16 solar panels provide annual income of over £1,600. The property is fully alarmed.

The superb accommodation briefly comprises; large hallway, lounge/diner, kitchen/breakfast room, utility room, study, conservatory, garden room, library, 5 bedrooms, 4 bathrooms, storeroom, detached garage, greenhouse, and potting shed. There are many handmade built-in wardrobes and cupboards for storage.

Rivermead enjoys a lovely position on the edge of the River Cocker on the outskirts of the village of Lorton with stunning views in all directions over the gardens and surrounding fells.

The property is located just off the B5289 which, via the Whinlatter Pass, leads to Keswick, 10 miles to the east. Keswick is the main tourist centre for the northern part of the Lake District National Park and has a wide range of amenities and visitor attractions. Lorton and the Lorton Vale is a quieter and more tranquil area which offers stunning scenery, and just a few miles south are the picturesque lakes of Loweswater, Crummock Water and Buttermere.

Lorton is a very popular area to live, and has a successful primary school, together with village shop, pub, local church, and strong community spirit.



For everyday requirements, continuing 4 miles Northwest on the B5292 you reach Cockermouth, a busy Georgian market town, itself offering an extensive range of local facilities and popular secondary school etc.

Directions

From Keswick, follow the A66 in a westerly direction towards Cockermouth., After the left hand turning for Portinscale take the next left hand turning into Braithwaite and follow the B5292 over the Whinlatter Pass and continue through to Low Lorton. Continue past Lorton Village Shop and Primary School, turn right very briefly onto the B5289 with immediate left, continue over the river via Lorton Bridge and Rivermead is on your immediate right behind double wooden gates

Accommodation:

uPVC entrance door with blind provides access to:

Hallway

Large windows with fell views. Oak flooring. Hatch to triple insulated loft with drop-down ladder. Cupboard housing Danfoss hot water cylinder and shelving. Access to Lounge/Dining Room, Breakfast Kitchen/Diner, Bedrooms, Shower room, Linking Passage, and Inner Hallway.

Lounge/Dining Room

A large spacious room with triple aspect windows and views to Fell Barrow, the Whinfell fell range and Hopegill Head. Taking centre stage is a large fireplace with sandstone brick inlay, solid wood mantle above and tile hearth, currently housing an electric flame effect wood burning stove. Ample room for soft furnishings and large dining table and chairs with six ceiling spotlights above. Karndean flooring.TV point. Telephone point.

Breakfast Kitchen/Diner

Three double glazed windows with purpose made roller blinds looking to Hopegill Head. Bespoke solid oak kitchen made and fitted by well-known firm Thwaite Holme at Dalston. Granite worktops. A good range of base cupboards including drawer packs, pull out crockery shelves, bottle rack, pull out recycle bin and corner cupboards with carousel. Wall units and display cabinets. Pelmet lighting. 15 ceiling spotlights



with dimmer switches. Integrated appliances comprising Neff microwave, Hotpoint floor to ceiling integrated refrigerator, Bosch dishwasher. Aga range with electric grill, 3 ovens and 6-ring gas hob. Franke stainless steel sink with Quooker boiling water tap. Built-in oak breakfast table attached to Island unit. Karndean flooring. Door to:

Utility Room

Double glazed window with purpose made roller blinds. Two single base units, one drawer lined double sink unit. Drawer pack. Tall broom cupboard. Franke stainless steel sink. Electrolux floor to ceiling integrated freezer. Fitted Bosch automatic washing machine. 6 ceiling spotlights. Karndean flooring. Door to:

Garden Room

Double glazed windows with venetian blinds and views of the River Cocker and fells beyond. 6 ceiling spotlights. Karndean flooring. External door.

Linking Passage

Double glazed sliding patio door with vertical blinds and sky lights above. Continuation of oak flooring from Hallway. Thwaite Holme handmade oak cupboards with shelving and fitted safe. Cupboard housing meter for electricity generated from the solar panels and main consumer unit. 3 ceiling spotlights with dimmer switch. Open to:

Library

Bespoke oak fitted book shelving with cupboards beneath. Large cupboard with shelving. 6 ceiling spotlights. 4 wall lights with dimmer switch. Access to conservatory and study.

Conservatory

Stunning views over rear garden and looking out to Kirkfell and the Whinfell fell range. Oak Flooring. Wall lights. Double glazed sliding door to patio.

Study

Double glazed window with venetian blind. Oak flooring. Main broadband point. 4 ceiling spotlights. 2 wall lights with dimmer switch. Door to:

Vestibule

Large under stairs cupboard with light and shelving. Access to Master Bedroom and Store. Staircase to first floor.



Master Bedroom

Large double bedroom. Double glazed sliding door with black-out blind onto patio overlooking rear garden and surrounding fells. Thwaite Holme fitted solid maple wardrobes with shelving and drawers. Axminster carpet. 2 ceiling lights and 2 wall lights with dimmer switches. TV point. Door to:

En-Suite

Velux roof light with remote control. Extra-large enamel Kaldewei bath. Kudos shower cubicle. WC. Bidet. Dansani basin with vanity unit. 6 ceiling spotlights. Extractor fan. Amtico flooring.

Inner hallway

2 Large cupboards with hanging, drawers, and shelving for Bedroom 5. Access to Bedroom 5 and Bathroom.

Bedroom 5

Double bedroom. Sliding doors onto patio overlooking garden. Double glazed window. TV point.

Bathroom

Extra-large enamel Kaldewei bath. WC. Wash hand basin. 4 ceiling spotlights. Extractor fan. Wall mounted mirrored cabinet. Amtico flooring.

Bedroom 4

Double bedroom. Double glazed window. Fitted solid maple wardrobes, drawers, and shelving. Karndean flooring. TV point. Telephone point. Ceiling light with dimmer switch.

Shower Room

Kudos shower unit. WC. Dansani vanity basin. 4 ceiling spotlights. Extractor fan. Amtico flooring.

Staircase with oak bannister from Vestibule gives access to:

First Floor Landing

Double glazed window. Cupboard with generous shelving and housing secondary consumer unit. Velux roof light with remote. Access to bedrooms 4 & 5 and Bathroom.



Bedroom 3

Juliet balcony with stunning views over garden and surrounding Lakeland Fells. Thwaite Holme fitted maple wardrobes with shelving. TV point. Telephone point. Wall lights with dimmer switches. Fitted carpet.

Bedroom 2

Double glazed window. TV point. Telephone point. Wall lights with dimmer switches. Fitted carpet.

Bathroom

Extra-large Kaldewei bath. Kudos double shower unit with 2 showers (1 x Mira Vie electric). WC. Dansani vanity basin. Velux roof light with remote. Extractor fan. Amtico flooring.

Store

Fire door from Vestibule. Electric up'n'over door. Plumbing for automatic washing machine. Stainless steel sink. 2 double drawer-lined base units. Shelving. Underfloor heating.

Outside

Double gates giving access to grounds. Parking for several cars, boats, caravans, motor homes etc. Access to entrance door, linking passage, store, garden/dog room, boiler room, garage, and rear garden.

Boiler Room

Danfoss heat pump. Shelving.

Boat/Log Shed

Power points.

Garage

Detached build. Shelving and workbench. 6 double power points. Garador fibreglass door.

Greenhouse

With electric.

Potting Shed

With water



Patio area in Indian Sandstone to the rear continues around the house.. Outside power on patio.

Large mature grounds. Lawn. Shrubbery. Flower beds including 15 rhododendrons, 15 miniature rhododendrons and azaleas. Many miniature specimen conifers. Many roses including climbers and several clematis. Access to fishing area.

Orchard with 3 apple trees. Pear tree. Plum tree. Greengage tree. Raspberry cage with raspberries, blueberry bushes and gooseberries. Separate vegetable growing area.

Garden tap. Hot and cold tap under Utility Room window. 3 large compost bins.

Services

Mains electricity, water, and private drainage are connected. Underfloor heating and water heating provided by the Danfloss ground source heat pump located in the Boiler Room. Electricity generated from 16 solar panels, providing annual income of over £1,600..

Tenure

Freehold

Agent's Note

The present gardener has indicated their willingness to continue their good work if required. This property was mildly affected by the floods in 2009 and 2015 but has since had robust protection measures put in place.

Council Tax

The Allerdale Borough Council website identifies the property as being within Band 'G' for 24/25 is £3773.87

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: K3620710



Mobile phone and Broadband services

CA13 9TB Mobile Signal

		Voice	3G	4G	5G
Three	Indoor	X	X	X	X
	Outdoor	✓	✓	✓	X
Vodafone	Indoor	✓	X	✓	X
	Outdoor	✓	X	✓	X
O2	Indoor	✓	✓	✓	X
	Outdoor	✓	✓	✓	X
EE	Indoor	✓	X	X	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 website

CA13 9TB 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	✓

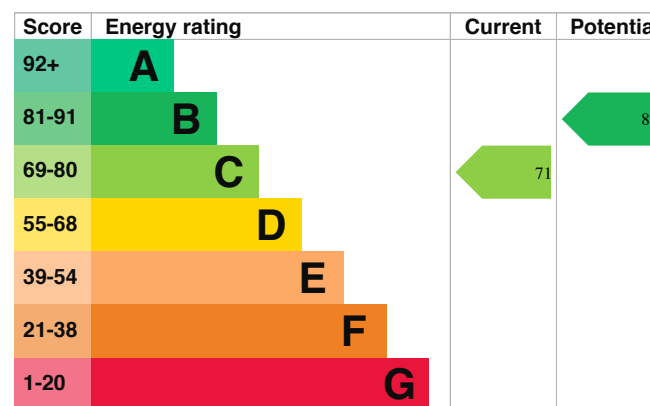
Average in CA12 5RP in the last 12 months:

↓ Download: 36.8 Mbps

↑ Upload: 6.3 Mbps

*Information provided by the thinkbroadband.com website.

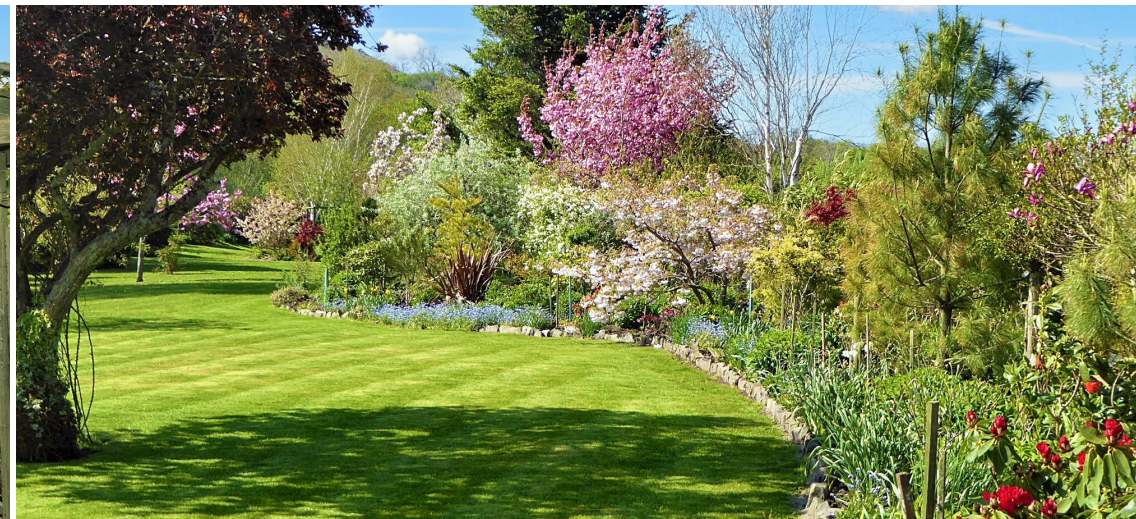
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