













# Craggfoot, Buttermere, COCKERMOUTH, Cumbria, CA13 9XA

#### **Brief Résumé**

A fine and substantial end of terrace, formally two houses and Mining Cottages for Honister, with an abundance of character occupying what must be one of the most beautiful locations in the Lake District, enjoying glorious views. Spacious and versatile four-bedroom family accommodation.

Dating back to the mid-18th century, Craggfoot occupies a fantastic location on the edge of the charming village of Buttermere, thus commanding truly stunning views across the valley towards the majestic fells that surround it.

Currently the property comprises; two separate reception rooms with open fires, Breakfast Room, Kitchen with Pantry, Rear Hallway, Shower Room, large Living Room extension, Rear Vestibule and Utility Room. To the first floor are four bedrooms with an en-suite facility to bedroom one. Outside, the property is set in beautiful gardens and grounds and are bordered by open fields and public footpath. To the left-hand side of the property is layed mostly to lawn garden, taking in the stunning Lakeland Fells views.

There are two external outbuildings to the rear of the property.

The property maintains many original features but does require updating which is reflected in the more than realistic asking price.

Buttermere sits in between Buttermere Lake and Crummock Water, two of the most beautiful stretches of water in the country. The village, for its size, has a surprising number of amenities including a pub, a hotel and restaurant, a cafe and ice-cream parlour. The village is an ideal base for exploring this most lovely part of the world, particularly for fell walkers wanting to explore the high and

low fells that surround the village.

Buttermere is on the western side of the central Lake District. The two market towns of Cockermouth and Keswick are within easy reach of Buttermere. Borrowdale is just over the nearby Honister pass and immediately above the village is the road leading over the Newlands Pass into the Newlands Valley. Junction 40 of the M6 and Penrith are easily reached via the A66 road in about 45 minutes by car. Buttermere is served by the Honister Rambler bus route.

#### Directions

Buttermere can be reached from Keswick via the scenic Newlands Valley road or from Cockermouth via the Lorton Road.

From Keswick take the A66 to Braithwaite. From Braithwaite follow the Newlands Valley road to Buttermere. At the T-junction at the bottom of the Newlands Valley road turn right. Go past The Bridge Hotel and Craggfoot will be found on the righthand side.

From Cockermouth follow to B5292 road and then the B5289 road to Low Lorton. Continue along this road to Crummock Water. Follow the road along the easterly shore of Crummock Water to Buttermere Village. The property will be found on the left-hand side, just before The Bridge Hotel.

#### Accommodation

Ground floor

**Entrance Porch** 

Entrance door. Door to:

**Reception Room Two** 

Window. Open fire. Door to:

#### **Inner Hallway**

Door to Living Room. Door to Breakfast Room. Door to Bathroom. Staircase to first floor landing two.

## Living Room

Four windows. Fireplace. Door to Rear Vestibule. Double doors to rear garden.

#### **Reception Room One**

Entrance door. Window. Fireplace. Door to:

#### **Breakfast Room**

Understairs cupboard. Staircase to first floor landing. Open to:

#### Kitchen

Window. Base units. Stainless steel sink. Space for undercounter fridge. Electric cooker point. Pantry.

### **Shower Room**

Window. Three-piece suite comprising WC, washbasin, and shower cubicle.

Rear Vestibule







Sink. Door to Utility Room. External door.

**Utility Room** 

Window. Plumbing for washing machine.

First Floor

Landing

Access to Bedroom One and Bedroom Two.

**Bedroom One** 

Window. Two-piece en-suite.

**Bedroom Two** 

Window.

**Landing Two** 

Access to Bedroom Three and Bedroom Four.

**Bedroom Three** 

Window. Storage cupboard housing hot water tank.

**Bedroom Four** 

Two windows.

#### Outside

Well stocked and bordered gardens predominately to the front and to the side where it is mainly lawned. Both with views of the surrounding Lakeland Fells. Two outbuildings.



Mobile phone and Broadband services

CA13 9XA Mobile Signal

		Voice	3G	4G	5G
Three	Indoor	Х	X	X	Х
	Outdoor	0	Х	X	Х
Vodafone	Indoor	Х	X	Х	Х
	Outdoor	✓	X	✓	Х
O2	Indoor	Х	Х	X	Х
	Outdoor	✓	X	✓	Х
EE	Indoor	Х	Х	Х	Х
	Outdoor	Х	Х	Х	Х

 $\checkmark$  Good Coverage  $\bigcirc$  You may experience problems  $\times$  No coverage 5G  $\times$  Not yet available in this area

#### Agent's Note

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

#### Services

Mains electricity and water are connected. Oil tank fuels the floor mounted boiler in the Utility Room for the space heating and domestic hot water, which is collected in the insulated tank in Bedroom Three. Septic tank drainage which is shared between four properties.



CA13 9XA Broadband

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

◆ Download: 12.3 Mbps

↑ Upload: 0.3 Mbps

\*Information provided by the thinkbroadband.com website.

#### Council Tax

Edwin Thompson is advised by our client and identifies the property to be within "Band D".

# Offers

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

#### /iewing

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

REF: K3288006



<sup>\*</sup>Information provided by the signalchecker.co.uk website

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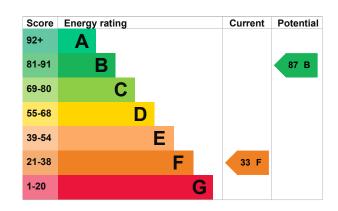
CA12 5AF W: edwinthompson.co.uk

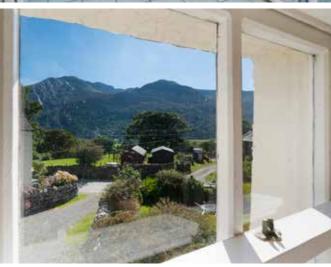
T: 017687 72988

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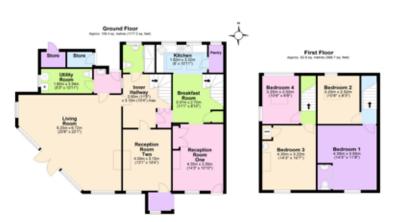












Berwick upon Tweed Carlisle Galashiels Kendal Keswick Newcastle Windermere

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- These particulars were prepared in September 2023