

**CRAGGFOOT
BUTTERMERE**

Edwin
Thompson



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.

Description

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 right-hand 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 | x | x | x | x |
| | Outdoor | o | x | x | x |
| Vodafone | Indoor | x | x | x | x |
| | Outdoor | ✓ | x | ✓ | x |
| O2 | Indoor | x | x | x | x |
| | Outdoor | ✓ | x | ✓ | x |
| EE | Indoor | x | x | x | x |
| | Outdoor | x | x | x | x |

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

*Information provided by the signalchecker.co.uk website

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 | x |
| 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.

Viewing

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

REF: K3288006



28 St John's Street,
Keswick,
Cumbria
CA12 5AF

T: 017687 72988
F: 017687 71949
E: keswick@edwin-thompson.co.uk
W: edwinthompson.co.uk

Edwin Thompson



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 87 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | 33 F | |
| 1-20 | G | | |



Berwick upon Tweed
Carlisle
Galashiels
Kendal
Keswick
Newcastle
Windermere

Edwin Thompson is the generic trading name for Edwin Thompson Property Services Limited, a Limited Company registered in England and Wales (no. 07428207)

Registered office: 28 St John's Street,
Keswick, Cumbria, CA12 5AF.

Regulated by RICS



IMPORTANT NOTICE

Edwin Thompson for themselves and for the Vendor of this property, whose Agents they are, give notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, any offer or contract.
2. All descriptions, dimensions, plans, reference to condition and necessary conditions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness.
3. No person in the employment of Edwin Thompson has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Agents, nor into any contract on behalf of the Vendor.
4. No responsibility can be accepted for loss or expense incurred in viewing the property or in any other way in the event of the property being sold or withdrawn.
5. These particulars were prepared in September 2023