

# PFK

Kent Cottage, High Lorton, Cockermouth, Cumbria CA13 9UQ

Price Guide: £485,000





## LOCATION

Situated within the delightful village of Lorton, approx. four miles from Cockermouth and its range of shops and services. Lorton sits within the Lake District National Park and is surrounded by the north western high fells. Lorton also has a village pub, village shop, school and is within just a short drive to the popular Crummock, Buttermere and Loweswater areas.

## PROPERTY DESCRIPTION

Dating back to the late 18th century, Kent Cottage is a wonderfully appointed, characterful Lake District cottage, sat within the highly prized rural village of High Lorton; surrounded by the high fells of Lakeland and some of the country's best scenery.

Having undergone an extensive refurbishment during the current ownership, reinstating and preserving the wonderful period details, the accommodation comprises: lounge with inglenook fireplace, bread oven and multi fuel stove, dining room with exposed feature fireplace and dining space for 8-10 people, contemporary kitchen, utility room/downstairs cloak room, principal bedroom with en-suite shower room, two further well proportioned bedrooms and a three piece family bathroom.

Externally there is an easy to maintain courtyard garden to the front, an integral garage and, to the rear, a sun trap cottage garden incorporating patio areas, a wide variety of colourful perennials, shrubbery and mature trees, all backing on to open fields and with fell views.

Properties of this calibre rarely become available in the Lorton Valley and are often snapped up quickly, so an early inspection is a must to avoid missing out.

## ACCOMMODATION

### Lounge

3.79m x 4.18m (12' 5" x 13' 9") Accessed via wooden entrance door. Front aspect, characterful, reception room with original window shutters and window seats, inglenook fireplace housing multifuel stove, cast iron bread oven, original ceiling hooks, wall mounted lighting, original salt/spice cupboard, and points for TV/telephone/broadband. Wooden door to:-

### Dining Room

2.74m x 4.43m (9' 0" x 14' 6") Light and airy, front aspect room providing dining space for eight to ten people comfortably. Original wooden window shutters and window seats, inglenook style fireplace and exposed wooden floor boards.

### Kitchen

2.70m x 2.50m (8' 10" x 8' 2") Rear aspect room with stone mullioned, sliding sash windows. Kitchen comprises range of base and wall units in a light cream, Shaker style finish with complementary granite effect counter tops, tiled splash backs and stainless steel sink with drainage board and mixer tap. Four-burner counter top mounted ceramic hob with separate electric combination oven/grill and extractor over, integrated slimline dishwasher and space for freestanding fridge freezer. Wooden door into:-

### Rear Porch

With door providing access to the integral garage and further part glazed, wooden door providing access to the rear garden.

### Utility Room/WC

1.56m x 2.51m (5' 1" x 8' 3") Dual aspect room with WC, wash hand basin, oil boiler, space/plumbing for washer/dryer and built in, shelved, under stairs storage cupboard.

## FIRST FLOOR

### Half Landing

Stone stairs lead to a half landing area with window overlooking the rear garden and beyond toward the Lake District fells.

### Main Landing

Providing access to all first floor rooms. Exposed ceiling beams.

## Principal Bedroom

4.19m x 3.80m (13' 9" x 12' 6") Light and airy, front aspect, large principal bedroom with beautiful views over Lorton Park toward the Lake District fells. Feature stone fireplace, access to loft space (via hatch) and door to:-

## En Suite Shower Room

Fully tiled shower room with walk-in shower cubicle fitted with mains plumbed shower, WC and wash hand basin.

## Bedroom 2

4.21m x 2.75m (13' 10" x 9' 0") Front aspect, double bedroom also enjoying views over Lorton Park and toward the fells.

## Bedroom 3

2.70m x 2.48m (8' 10" x 8' 2") Rear aspect, substantial single bedroom with views toward the Lake District fells. Exposed ceiling beam and Velux skylight.

## Family Bathroom

1.53m x 2.48m (5' 0" x 8' 2") Fully tiled, rear aspect bathroom with Velux skylight, vertical heated towel rail and fitted with three piece suite comprising bath with mains plumbed shower over, WC and wash hand basin.

## EXTERNALLY

### Parking

On street parking is available immediately to the front of the property.

## Integral Single Garage

5.89m x 2.63m (19' 4" x 8' 8") With up and over door, and light.

## Gardens

An enclosed courtyard garden with gated entrance and decorative stone chipped area is situated to the front of the property. To the rear, there is a delightful, enclosed garden, backing onto open fields and with lovely views toward the fells. Mainly laid to paving for ease of maintenance and incorporating patio seating area, decorative chipped area, dry stone boundary walling, raised beds, mature perennials, shrubs and an apple tree. The oil tank is also housed in the rear garden.

## ADDITIONAL INFORMATION

### Tenure

Freehold.

### 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.

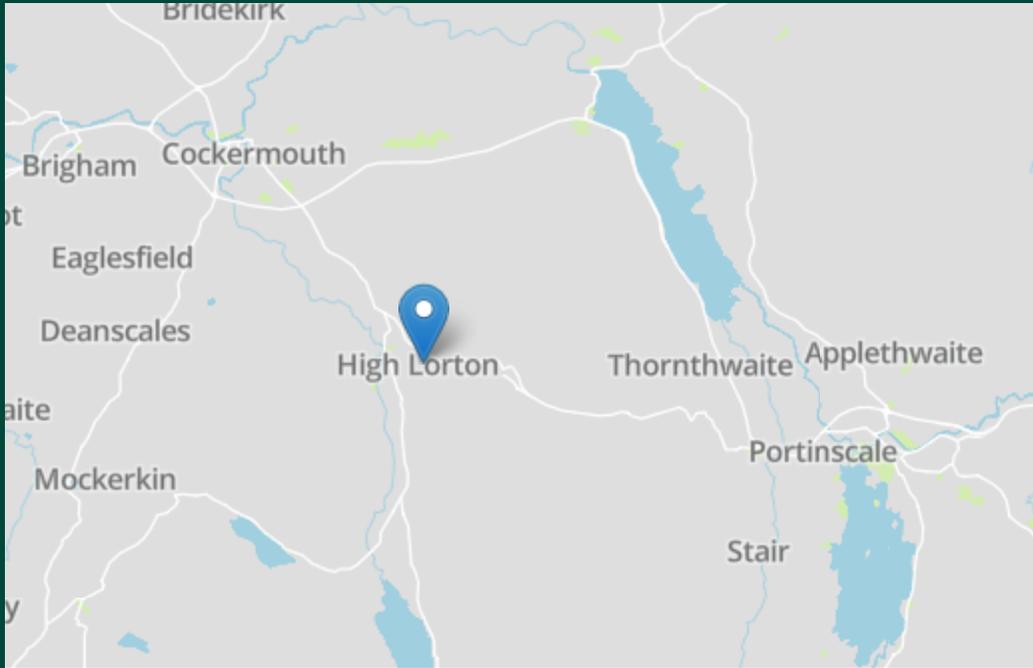
## SALE DETAILS

Mains electricity, water & drainage; oil central heating; single glazing installed throughout; telephone & broadband connections installed subject to BT regulations. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Viewing: Through our Cocker mouth office, 01900 826205.

Directions: From Cocker mouth take the B5292 towards Lorton and, before entering the village, take the left hand junction signposted Braithwaite, Keswick via Whinlatter. Head towards Whinlatter and then take the right hand turn signposted 'Buttermere 7'. Follow the road to the T junction, turn left and the property can be found on the left hand side after approx. 200 yards.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

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