

1 Wythe Gill Mews
Low Lorton, Cockermouth
Cumbria

Edwin
Thompson



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1 Wythe Gill Mews

Low Lorton, Cockermouth, Cumbria, CA13 9UW.

Brief Résumé

An impeccably finished three bed new build home (Built Circa 2019) in the beautiful Lorton Valley, situated within a small exclusive development of just four homes on the edge of the highly sought-after village of Lorton. Local Occupancy Restrictions apply. No Upper Chain.

Description

Completed in 2019 this property is just a short stroll to the local village pub, shop, and primary school, yet with easy access to both Cockermouth, Keswick, and Buttermere, Crummock and Loweswater Lakes.

1 Wythe Gill Mews comprises high spec dining kitchen, lounge with fell views, utility room, downstairs cloak room/WC, master bedroom with en-suite shower room, two further double bedrooms and three-piece family bathroom. Externally there are front and rear lawned gardens, a raised rear terraced seating area overlooking the fells, off road parking for two vehicles and a detached garage.



The high-quality finishing touches such as under floor heating to the bathrooms, highly efficient, air source heat pump powered central heating and solar panels really make the property stand out, combined with a location that is second to none.

Situated within the delightful village of Lorton, approximately 4 miles from Cockermouth and its range of shops and services. Lorton sits within the Lake District National Park and is surrounded by the Northwestern high fells. Lorton itself has a highly rated Primary School, however there is also a private bus service to Keswick school should it be required. Lorton also has a village pub, local village shop and is a short drive to the popular Crummock, Buttermere and Loweswater areas, also falling in the catchment for Cockermouth Secondary School.

Mains electricity, water, and drainage. Air source heat pump provides the heating and hot water for the property with electric underfloor heating in the bathroom and en-suite. Double glazing and solar panels installed. Telephone line installed subject to BT regulations.



Directions

From Cockermouth take the B5292 towards Lorton at the first fork in the road on entering Lorton take the right hand turn for the B5289 and at the second fork keep right and the property can be found on the right-hand side.

Accommodation:

Ground Floor

Entrance Hallway

Entrance door. Door to Lounge. Door to Kitchen/Diner. Staircase to first floor. Understairs cupboard.

Lounge

Window with views. Fireplace.

Kitchen/Dining Room

Windows with views. Good range of wall and base units. Work surface. Sink. Electric oven. Electric hob. Microwave. Fridge/Freezer. Space for dining table. Door to:



Utility Room

Base units. Sink. Plumbing for washing machine. Space for tumble dryer. External door to rear garden. Door to:

Cloaks/WC

Two-piece suite comprising WC and washbasin.

First Floor

Landing

Storage cupboard. Access to three bedrooms and bathroom. En-Suite facility to Master Bedroom.

Master Bedroom

Window with views. Double bedroom. Door to:

En-Suite Shower Room

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



Bedroom Two

Window with views. Double bedroom.

Bedroom Three

Window with views. Good sized third bedroom.

Bathroom

Window. Three-piece suite comprising WC, wash basin and 'P'-shaped bath.

Outside

To the front is a pleasant, enclosed lawned garden and to the rear is a split-level patio and lawn. Side aspect access also includes pathway and lawn.

There is an allocated parking space for No.1, and on-site visitor parking. To the rear of the site is access to a gated off-road parking area for further vehicles and access to garage.

Fantastic views from all garden aspects.



Garage

Detached build. Pedestrian door. Up'n'Over door. Light and power.

Services

Mains electricity, water, and drainage are connected.

Council Tax

We are informed by our client as "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: K3026936



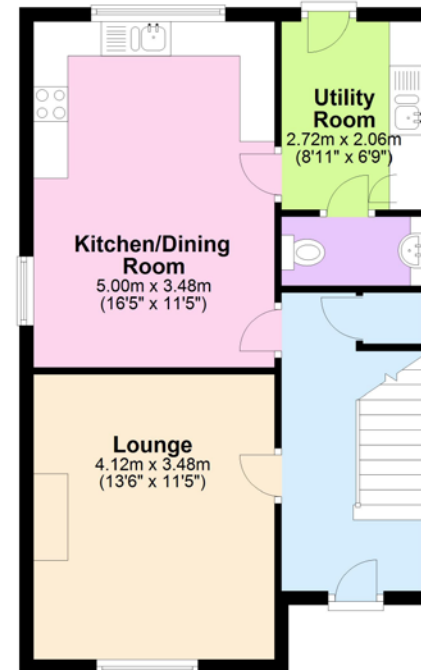
28 St John's Street,
Keswick,
Cumbria
CA12 5AF

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

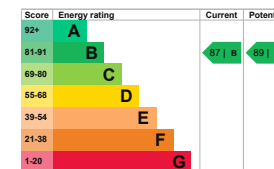
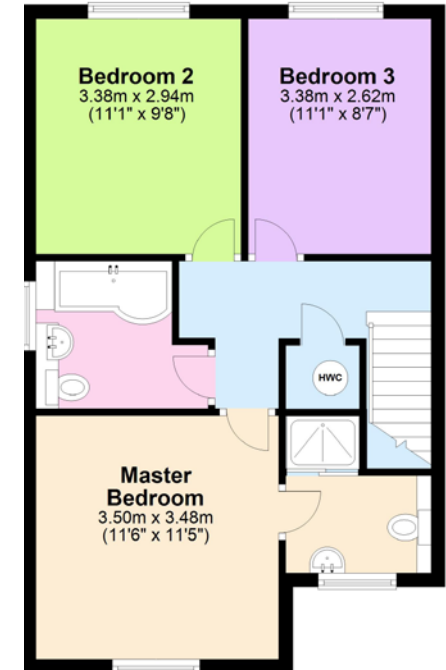
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Ground Floor



First Floor



Berwick upon Tweed
Carlisle
Galashiels
Kendal
Keswick
Newcastle
Windermere

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

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