

PFK Croft Hill, Quality Corner, Moresby, Whitehaven, Cumbria CA28 8UP
Price Guide: £800,000



LOCATION

As its name suggests, Quality Corner is one of the most desirable areas of Whitehaven due to its elevated position which offers fantastic views over the fields and towards the Irish Sea. It is conveniently located near to Moresby Parks, a small village situated between the towns of Whitehaven and Workington, both offering a wealth of local amenities including shops, restaurants, schools and rail links. The village, given its proximity to local schools and amenities, is popular with young families and the area is well located for those wishing to commute with access to the major employment centres along the west coast.

PROPERTY DESCRIPTION

Croft Hill is arguably the most imposing property located in the tiny hamlet of Quality Corner. It enjoys spectacular views and is superbly situated being within only three miles from the Lake District National Park [UNESCO World Heritage site]. A truly fascinating, Georgian residence, dating from the late 1700's and currently utilised as a guest house, it has been sympathetically restored by the current owners so that the integrity and character of the original building still remain including superb cornices, architraves, panelling, fireplaces, floor tiling and even original doors.

The property has been extended to incorporate an adjacent, modern and stylish building which was built in approx. 2015. This provides superb owners accommodation with the advantage of private access, courtyard garden and parking area. It is equally suitable for use as a separate, self contained annexe from the main property. This building has been constructed to a high standard with quality fittings including oak doors and enjoys reverse style accommodation to take full advantage of the picturesque coastal views. The ground floor provides three large double bedrooms (the master having en suite facilities and built in storage) and a shower room. To the first floor there is a generous, open plan living/dining room with full height windows and feature Juliet style balcony, which opens through to a kitchen and office area. There is also a family bathroom on this floor.

Externally the gardens and grounds extend to over 1.5 acres/0.6 ha - including the paddock, incorporating an enchanting walled garden, totally private from the road, and paddock (0.91 acres/0.37 ha) which has sweeping views over open countryside and toward the Solway coast.

This is a rare opportunity to acquire a magnificent period property with the benefit of modern, supplementary accommodation, offering (subject to consents and 'change of use' as appropriate) tremendous scope for a variety of uses eg business use as at the present time, main residence plus extended family accommodation, home business plus self contained holiday letting property. A viewing is essential to appreciate the potential on offer.

ACCOMMODATION

Entrance Foyer

4.4m x 1.3m (14' 5" x 4' 3") An imposing, stone pillared, open porch provides entry via a composite front entrance door into a hallway/foyer which in turn offer access to the first reception room and dining room. Original ceiling cornice, original tiled floor and continuing through to:-

Main Reception Hallway

3.5m x 3.5m (11' 6" x 11' 6") A welcoming reception hallway providing central access to most ground floor rooms. Original ceiling cornice, original tiled floor and impressive, sweeping staircase, with open balustrades, galleried landing and feature, arched upper level window.

Reception Room 1/Living Room

4.5m x 6.0m (14' 9" x 19' 8") A fabulous, dual aspect reception room with full height windows offering views to front and side elevations. Original ceiling cornice and original feature fireplace.

Reception Room 2/Dining Room

4.7m x 7.3m (15' 5" x 23' 11") A magnificent, generously proportioned, bright reception room with two full height windows to the front aspect. Superb original features including ceiling cornice, decorative panels, picture rails, arched architrave and original feature fireplace housing log burning stove.

Inner Passageway/Hall

0.8m x 3.1m (2' 7" x 10' 2") This provides access to a WC at the end of the passageway. A wash hand basin with metro tile splash back is in situ within a recess off the passage (outside the WC). Tiled floor.

WC

1.5m x 0.9m (4' 11" x 2' 11") With obscured window, WC and tiled floor.

2nd Inner Hall

2.5m x 1.0m (8' 2" x 3' 3") Tiled floor, access to laundry room and to additional WC. Second staircase (previously servants staircase) which leads to the passageway giving access to Bedrooms 4 and 5 on the first floor and then to the main landing area.

2nd WC

1.4m x 1.6m (4' 7" x 5' 3") With obscured window, WC, wash hand basin and tiled floor.

Laundry/Utility Room

2.4m x 3.0m (7' 10" x 9' 10") With window to side aspect and ample space/plumbing for washing machine and tumble dryer.

Reception Room 3/Family Room

4.2m x 3.7m (13' 9" x 12' 2") Accessed from the main reception hallway. A lovely reception/family room with beautiful, large bay window and feature fireplace. Double doors to:-

Reception Room 4/Study/Office

3.2m x 2.8m (10' 6" x 9' 2") With window to side aspect and door to:-

Kitchen

3.9m x 5.2m (12' 10" x 17' 1") Can be accessed via the main hallway, rear hallway or from the study/office. This is a good sized, well appointed, traditional family kitchen fitted with hand crafted cabinets with brass hardware providing generous cupboard storage space. Window to side aspect, sink/drain unit, Aga cooker, separate, built in, modern electric oven and space for freestanding fridge. Space for eight person dining table and glazed doors to:-

Rear Hallway

2.9m x 1.5m (9' 6" x 4' 11") With French doors providing external access to the side of the property and lockable internal door giving access to the garage which adjoins both this property and the recently extended new building (owners accommodation).

Inner Passageway/Hall

0.8m x 1.5m (2' 7" x 4' 11")

FIRST FLOOR

Half Landing

With feature, high level, arched window. A hallway leads off from this level providing access to Bedroom 6 and the Family Bathroom. Stairs continue up to:-

Main Landing

1.2m x 3.7m (3' 11" x 12' 2") A beautiful space overlooking the tiled reception hallway below.

Bedroom 2

2.8m x 3.7m (9' 2" x 12' 2") A large, side aspect, double bedroom.

En Suite Shower Room

1.1m x 1.9m (3' 7" x 6' 3") A modern en suite with spotlighting, shower in enclosure, WC, wash hand basin, mirrored cabinet and heated towel rail.

Principal Bedroom

3.1m x 4.7m (10' 2" x 15' 5") A dual aspect, principal bedroom with windows to front and side aspects offering views over open countryside. Original panelling.

En Suite Shower Room

1.1m x 1.7m (3' 7" x 5' 7") A modern en suite with shower in enclosure, WC, wash hand basin, mirrored cabinet and heated towel rail.

Bedroom 3

4.4m x 2.7m (14' 5" x 8' 10") A front aspect, double bedroom with view over open countryside. Original cornice, picture rails and panelling. Wash hand basin.

Passageways/Landing

1.2m x 1.4m (3' 11" x 4' 7") and 0.8m x 4.02m (2' 7" x 13' 2") Accessed either from the main landing area or directly via the old servants staircase located in the second inner hallway of the ground floor. Providing access to Bedrooms 4 and 5.

Bedroom 4

3.78m x 4.75m (12' 5" x 15' 7") A further front aspect, double bedroom with open view.

En Suite Shower Room

2.7m x 0.8m (8' 10" x 2' 7") A modern en suite fitted with shower enclosure, wash hand basin and WC.

Bedroom 5

2.9m x 2.6m (9' 6" x 8' 6") Another, front aspect, double bedroom with views over open countryside.

En Suite Shower Room

1.7m x 1.5m (5' 7" x 4' 11") A modern en suite with shower in enclosure, wash hand basin and WC.

Landing 2

Accessed from half landing level.

Bedroom 6

3.6m x 4.6m (11' 10" x 15' 1") A large, bright, double bedroom.

En Suite Shower Room

1.8m x 1.5m (5' 11" x 4' 11") A modern en suite with shower in enclosure, wash hand basin and WC.

Family Bathroom

4.9m x 2.8m (16' 1" x 9' 2") A large, well appointed family bathroom with freestanding, claw footed bathtub with central mixer taps and shower attachment, shower in cubicle, wash hand basin and WC. Spotlighting, oak effect flooring and two windows.

SECOND FLOOR

Landing

2.79m x 2.36m (9' 2" x 7' 9")

Bedroom 7

3.6m x 4.6m (11' 10" x 15' 1") A large, double bedroom, accessed via its own staircase, with kitchenette facility, juliette balcony and en suite. Velux windows and storage cupboard.

En Suite

2.3m x 2.0m (7' 7" x 6' 7")

OWNERS ACCOMMODATION

Entrance Hallway

Accessed via part glazed, uPVC front entrance door. A contemporary entrance with modern oak staircase with glass balustrades leading to first floor accommodation.

Shower Room

1.7m x 1.5m (5' 7" x 4' 11") A modern, fully tiled shower room with obscured window, shower in enclosure, wash hand basin and WC.

Bedroom 1

2.9m x 2.8m (9' 6" x 9' 2") A double bedroom.

Bedroom 2

2.9m x 3.2m (9' 6" x 10' 6") A side aspect room which is currently used as an additional living area.

Bedroom 3

3.0m x 3.3m (9' 10" x 10' 10") A further double bedroom with built in storage cupboards.

En Suite Shower Room

2.0m x 2.2m (6' 7" x 7' 3") Another modern shower room, with shower in enclosure, WC, wash hand basin and mirrored cabinets.

FIRST FLOOR

Bathroom

3.4m x 2.8m (11' 2" x 9' 2") A modern bathroom with Velux windows, freestanding bath with mixer tap, large shower enclosure, WC, wash hand basin and mirrored cabinets.

Open Plan Living/Dining/Kitchen

Living Area 4.9m x 5.8m (16' 1" x 19' 0")

A generously proportioned, dual aspect living area with feature Juliette balcony and full height windows incorporating French style doors to side and rear aspects offering stunning views over Moresby, Whitehaven and onward toward the Irish sea; perfectly appointed to enjoy an early morning sunrise or evening sunset.

Exposed beams, spotlighting and oak effect flooring.

Kitchen Area 7.1m x 3.7m (23' 4" x 12' 2")

A contemporary kitchen with Velux windows and fitted with good range of wall and base units in a sage green colourway with chrome handles. Complementary black granite effect worktop, sink/drain unit with mixer tap, built in double ovens and hob with extractor over, integrated dishwasher and separate counter top ideal for coffee preparation area. A breakfast bar seating area offers space for informal dining.

There is ample space within the open plan layout for formal dining furniture.

EXTERNALLY

Private Driveway

Croft Hill is accessed via a private driveway providing generous parking for multiple vehicles (perhaps up to 15 depending on vehicle type). If required the driveway can be utilised separately by main residence and the new build/owners accommodation/annexe.

Garage

4.2m x 4.6m (13' 9" x 15' 1") The garage is situated between the main residence and extended new property linking the two buildings, although can currently only be accessed internally from the main property. Electric up and over door, power and light.

Gardens & Grounds

The property sits within well maintained and landscaped gardens and grounds extending to over 1.5 acres in total. The walled garden is primarily situated to the front of the main house, well stocked with a variety of trees (including mature oaks) and shrubs and incorporating well manicured lawns, flower borders, vegetable beds, pond, decorative chipped areas and garden shed.

The new building has an enclosed front courtyard with boundary sandstone wall.

Paddock

The paddock adjoins the garden grounds, is fully fenced and measures approximately 0.91 acres (0.37 ha). This is a fabulous outdoor space which enjoys sweeping views over open countryside and toward the Solway coast. As an alternative for use as a paddock it offers potential to extend the garden and vegetable ground if desired or, subject to consent, offers huge scope to further develop the business.

ADDITIONAL INFORMATION

Tenure

Freehold.

Council Tax

Main residence: assessed for business use.

Owners accommodation: Band B

EPC Ratings

Main residence: rating C (commercial certificate).

Owners accommodation: rating C.

Property Usage

Please note: the main residence is currently utilised for commercial purposes as a Guest House. Should any prospective purchaser wish to purchase solely for residential usage or for other business purpose, it will be necessary to make enquiries with the local authority regarding usage and apply for 'change of use', obtain compliant consents as appropriate.

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, Bendles LLP, Scott Duff & Co Property Lawyers/Conveyancing Service - completion of sale or purchase - £120 to £180 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances - average referral fee earned in 2022 was £260.48; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00; - Mitchells Co Ltd - £50 per property contents referral successfully processed (worth £300 or more) plus 5% introduction commission on the hammer price of any goods sold from that referral. All figures quoted are inclusive of VAT.

SALE DETAILS

Mains gas, electricity & water; water treatment plant system; gas central heating; double glazing installed; telephone line installed subject to BT regulations. Please note: the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

Viewing: Through our Cockermouth office, 01900 826205.

Directions: Croft Hill can be located using the postcode CA28 8UP and identified by a house sign on the sandstone pillars. Alternatively by using What3Words [///afterglow.decently.paint](#)



