



Wood Farm

Mosser | Western Lake District | CA13 0RB



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Guide Price £1,225,000

Summary

Wood Farm presents a rare opportunity to purchase an established lifestyle business with plenty of potential for growth, located within the beautiful western side of the Lake District. Nestled into the foothills with frequent visits from the red squirrel population, well located for the lovely Gem town of Cockermouth and with easy access to Loweswater, Crummock

Water and Ennerdale, this really is an exceptional find! The development consists of 5 properties in total, but with an option to purchase each element separately if so desired. These include a 6 bedroom main dwelling with useful annexe accommodation, a three bedroom farmhouse used as a residential let, a two bedroom cottage used as a residential let and a pair of three bedroom barn conversions used for holiday letting. In addition, there are a range of unconverted' outbuildings including a beautiful 'Gin Case' which offer potential for further conversions (subject to relevant permissions), separate stabling for horses, a paddock and garden, area, an orchard area and three adjacent fields, totalling over three acres. As you can see there is a significant amount of property here with plenty of income potential.





Wood Farm House

Kitchen/Family room

A part glazed stable door leads into the kitchen/family room, an open plan area with travertine flooring. Opening to dining room, doors into annexe, utility room and sitting room. Family area has window to front, space for sofa and chairs plus breakfast table, two double radiators. The kitchen area is fitted with a wide range of base and wall mounted units with work surfaces, Belfast sink unit with wooden drainer, electric hob and eye level oven, space for fridge freezer and dishwasher. Part vaulted ceiling with three Velux windows to rear, multi fuel stove set on raised hearth.

Utility Room

Double glazed window to rear, space for washing machine and freezer with work surface over, Travertine flooring, extractor fan, oil fired heating boiler.

Dining Room

Double glazed picture window to front, space for table and chairs, double radiator, ceiling hooks, wood style flooring, opening from kitchen and door into sitting room.

Sitting Room

Window to rear, double glazed door to rear, feature fireplace with wood burning stove, double radiator, ceiling hooks, wood style flooring, doors from dining room and kitchen, door into inner hall, exposed beams.

Inner Hall

Stairs rising to first floor, under stairs storage cupboard, part panelling to walls, double radiator, tiled flooring, doors to living room and study.

Living Room

Two sash windows to front with shutters, Victorian style fireplace with tiled inserts, exposed beam, two double radiators, wooden floorboards, door into hobby room.

Hobby Room

Part glazed door to front into courtyard, recessed shelving, space for desk, double radiator.



Study

Window to rear, space for desk and cabinets, wood style flooring, double radiator, door inner lobby.

Inner Lobby

Useful storage cupboard, doors to bathroom and Reception room, wood style flooring.

Play Room

Play room which can be incorporated into adjoining house if not required, window to front, cast iron fire surround, exposed beam, double radiator, door into office.

Office

An office room which could also be incorporated into the adjoining house if not required, with window to front, double radiator.

Ground Floor Bathroom

Window to rear, panel bath, recessed shower cubicle with thermostatic shower unit, pedestal hand wash basin, low level WC. Double radiator, part tiled walls and flooring, extractor fan.

First Floor Landing

Feature arch window over stairs, doors to rooms, corridor leads down to Bedroom 1 with radiator and two storage cupboards, one housing water cylinder.

Bedroom 1

A double aspect room with windows to front and rear, eaves recess, useful storage recess over bed, double radiator, wooden flooring, door into en-suite

En-suite Shower room

Window to front, double shower enclosure with thermostatic shower unit, pedestal hand wash basin, low level WC. Double radiator, wooden floorboards, extractor fan.

Bedroom 2

Window to rear, cast iron fire surround, exposed beam, double radiator, access to loft space.

Bedroom 3

Window to front, stone fire surround, exposed beam, double radiator.



Wood Farm House



Wood Farm House



Wood Farm House



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Wood Farm House

Bedroom 4

Window to front, double radiator.

Bathroom

Window to rear, panel bath with thermostatic shower unit over, pedestal hand wash basin, low level WC. Double radiator, exposed beams, wooden floorboards.

Wood Farm Annexe

Kitchen/dining room

The annexe provides plenty of accommodation for a relative and is finished in a 'barn style' with the access door coming via the Kitchen/Family room to the main farmhouse. The kitchen/diner has two picture windows to side, a fitted range of base and wall mounted units with work surfaces, further window to side, single drainer sink unit with tiled splashbacks, electric hob with extractor fan and oven, space for fridge, space for table and chairs, double radiator, stairs to first floor sitting area, doors to ground floor bedroom and wet room.

Ground Floor Bedroom

A double bedroom with double aspect and windows to side and rear, double radiator, wood style flooring.

Wet Room

Also on the ground floor with window to side, wet room shower area with thermostatic shower unit, hand wash basin, low level WC. Extractor fan, tiled walls and flooring.

First floor Sitting Area

Located to the first floor overlooking the kitchen/diner with window to front and two Velux windows to side, storage cupboard, door into bedroom 2.

First Floor Bedroom

Window to rear, Velux window to side, double radiator.



Wood Farm House

Wood Farm House

Approx. gross internal area:
3330 sq ft / 309.3 sq m





Wood Farm Cottage

Wood Farm Cottage

Entrance

A covered area shared with Old Stable Cottage has a part glazed entry door into living room.

Living Room

Two double glazed windows to front, multi fuel stove in original fireplace, storage heater, exposed beams, steps down to a lobby area with door into kitchen.

Kitchen/Dining Room

Kitchen area with fitted cupboards and work surfaces, single drainer sink unit, electric cooker, space for washing machine, tumble dryer and fridge freezer, recessed shelves for food products, walk-in pantry with cold slab, window to rear, storage heater.

Dining area with window to rear, space for table and chairs, part glazed door into garden, storage heater, door to stairs to first floor with window to rear at bottom of staircase.

Landing

A sectional landing with interconnecting doors. Doors to all rooms, useful storage room with skylight window.

Bedroom 1

Double glazed window to front, cast iron fireplace, storage heater, loft access.

Bedroom 2

Double glazed window to front, exposed beams in a feature wall, storage heater.

Bedroom 3

Double glazed window to front, stone fireplace, storage heater.

Bathroom

Sloping ceiling with exposed beams and purlins, panel bath with thermostatic shower unit, pedestal hand wash basin, low level WC. Extractor fan, Electric heater, tiled areas, skylight window to rear.



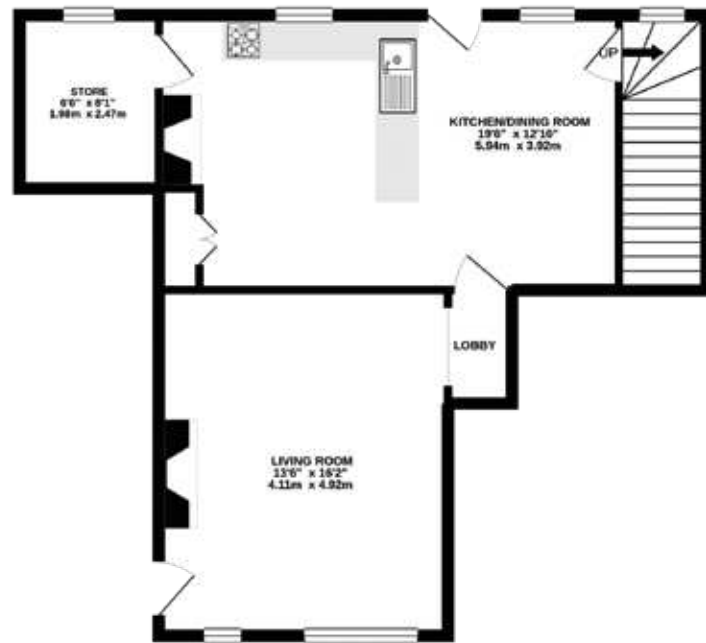
Wood Farm Cottage



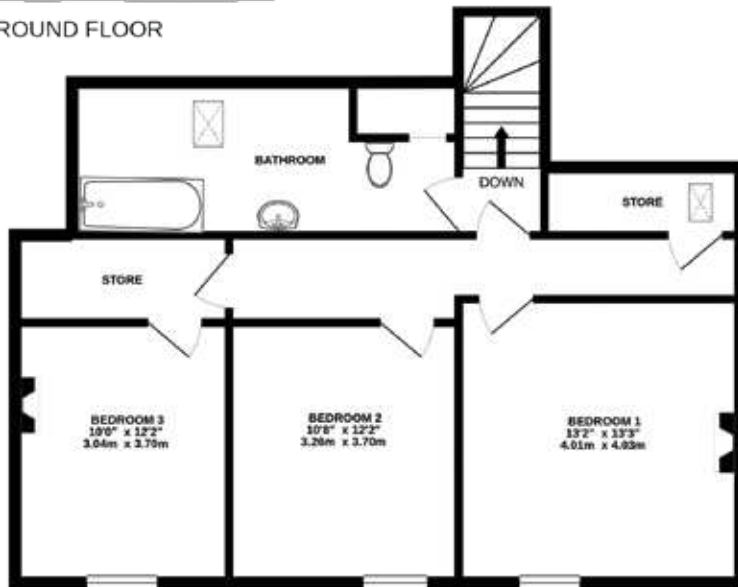
Wood Farm Cottage

Wood Farm Cottage

Approx. gross internal area:
1341 sq ft / 124.6 sq m



GROUND FLOOR



1ST FLOOR





Old Stable Cottage

Old Stable Cottage

Entrance

A part glazed door in a shared covered porch leads into the living room.

Living Room/Kitchen

Living area with recess for electric fire, display niches, modern storage heater, stairs to first floor, door into bathroom. Open into kitchen with a range of base and wall units with work surfaces, single drainer sink unit with tiled splashback, electric cooker, space for fridge and washing machine, modern storage heater, door into rear garden.

Ground Floor Bathroom

Panel bath, separate shower area with electric unit, tiled areas, extractor fan, electric towel rail, door to a separate WC with hand wash basin and low level WC.

Landing

Doors to rooms, Velux window to side, access to loft space.

Bedroom 1

Vaulted ceiling with double glazed window to side, exposed purlins, two Velux windows, modern storage heater, built in airing cupboard.

Bedroom 2

Double glazed window to side, modern storage heater, exposed purlins.



Old Stable Cottage



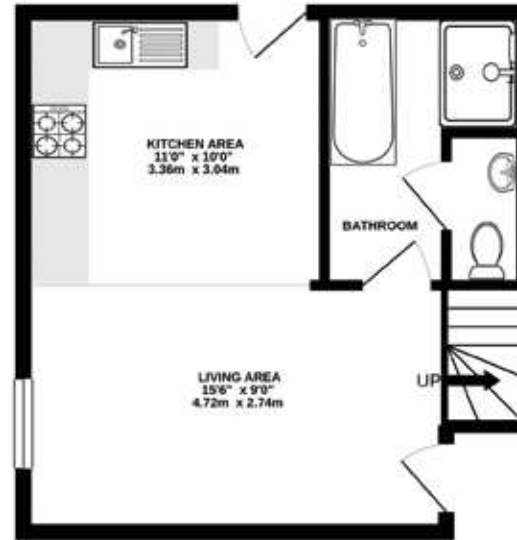
Old Stable Cottage



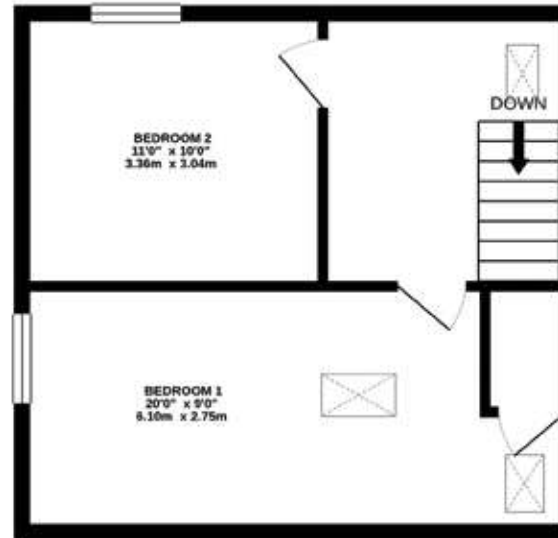
Old Stable Cottage

Old Stable Cottage

Approx. gross internal area:
718 sq ft / 66.7 sq m



Ground Floor



First Floor

TOTAL FLOOR AREA: 718 sq.ft. (66.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The Byre

Entrance Hall

A part glazed wooden door leads into hall with built in cupboard, doors to rooms, step up to door into kitchen, stairs to first floor with under stairs recess, tiled flooring, radiator.

Living Room

Two windows to front and one to rear, display niche, double radiator, ornamental exposed beam, wood effect flooring.

Shower Room

Shower enclosure with thermostatic shower unit, pedestal hand wash basin, low level WC. Extractor fan, radiator, tiled walls and flooring.

Kitchen/Dining Room

An L-shaped room fitted in a range of base and wall mounted units with work surfaces, single drainer sink unit with tiled splashbacks, electric hob with oven and extractor fan, space for fridge freezer, washing machine and slimline dishwasher, window to front, floor mounted oil fired boiler, space for table and chairs, radiator, tiled flooring.

Landing

Doors to rooms, step up to door to bedroom 1, door to generous airing cupboard with pressurised cylinder, radiator, skylight window to rear, access to loft space.

Bedroom 1

A double bedroom with conservation skylight window to front, radiator, wooden floorboards.

Bedroom 2

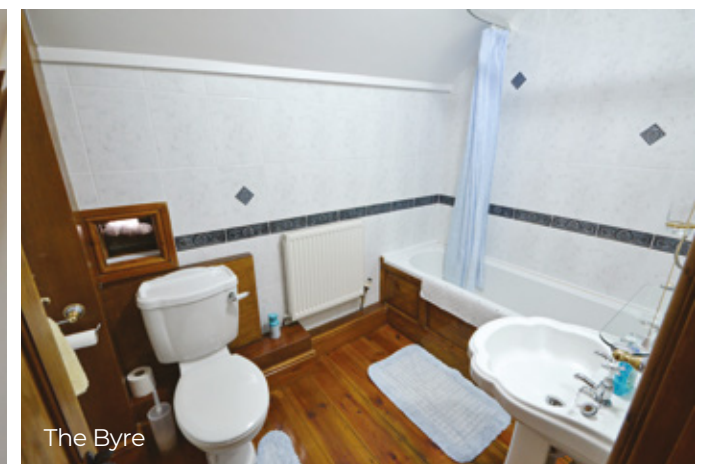
A double bedroom with conservation skylight to rear, radiator.

Bedroom 3

A twin bedroom with conservation skylight window to front, mini feature window to front, radiator.

Bathroom

Panel bath with thermostatic shower unit, pedestal hand wash basin, low level WC. Double radiator, tiled walls, wooden floorboards, extractor fan, mini feature window to front.

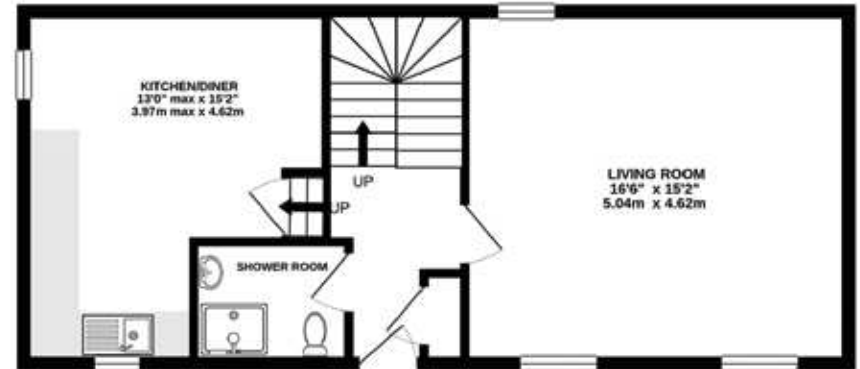




The Byre

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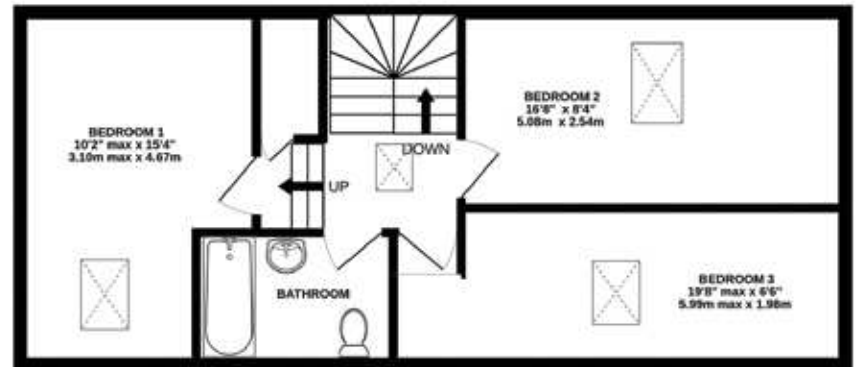
Approx. gross internal area: 1078 sq ft / 100.2 sq m



Ground Floor



The Byre



First Floor

TOTAL FLOOR AREA : 1078 sq.ft. (100.2 sq.m.) approx.

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Tithe Cottage

Entrance Hall

A part glazed wooden door leads into hall with doors to rooms, stairs to first floor, understairs recess, radiator, step up to door into kitchen, storage cupboard, tiled flooring.

Shower Room

Shower enclosure with thermostatic shower unit, pedestal hand wash basin, low level WC. Tiled walls and flooring, radiator, extractor fan.

Living Room

Double glazed quad picture window to front, further window to rear, part exposed stone feature wall, double radiator, ornamental exposed beam, wood style flooring.

Kitchen/Dining Room

An L-shaped room with a range of base and wall mounted units with work surfaces, single drainer sink unit with tiled splashbacks, electric hob with oven and extractor fan, space for fridge/freezer, washing machine and slimline dishwasher, floor mounted oil fired boiler, space for table and chairs, double glazed window to front and rear, radiator, tiled flooring.

Landing

Doors to rooms, step up to door to bedroom 1, door to generous airing cupboard with pressurised cylinder, radiator, skylight window to rear, access to loft space.

Bedroom 1

A double bedroom with conservation style skylight window to front, radiator, wooden floorboards, mini feature window.

Bedroom 2

A double bedroom with conservation style skylight window to rear, radiator.

Bedroom 3

A twin room with conservation style skylight window to front, floor level window to front, radiator.

Bathroom

Feature mini window to front, panel bath, pedestal hand wash basin, low level WC. Tiled walls, double radiator, extractor fan, wooden floorboards.



Tithe Cottage



Tithe Cottage

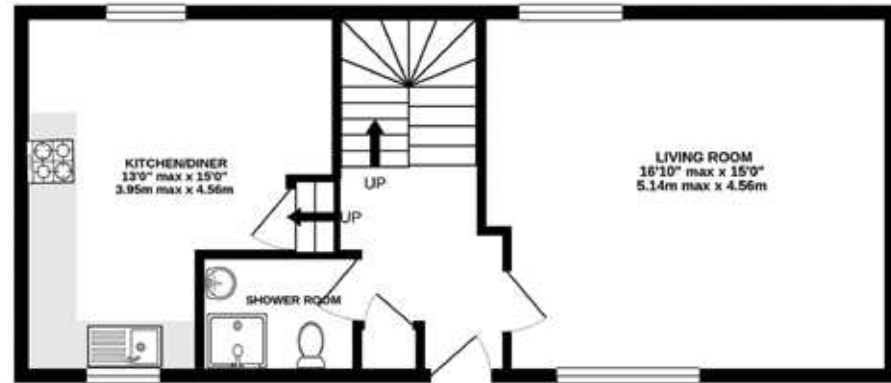


Tithe Cottage

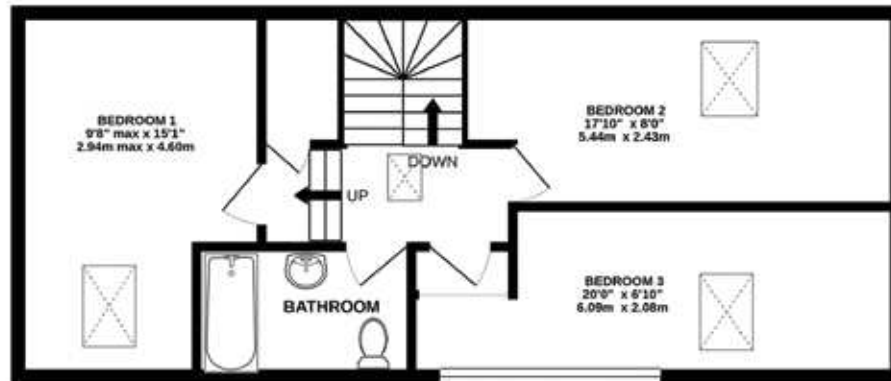


Tithe Cottage

Approx. gross internal area: 1078 sq ft / 100.1 sq m



Ground Floor



First Floor

TOTAL FLOOR AREA : 1078 sq.ft. (100.1 sq.m.) approx.

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Entrance



Lower Paddock



Gardens



Gin Case



Stables

Externally

Wood Farm occupies a private site, nestled in the foothills of the Western Lake District. In addition to the dwellings, there is a drive leading to a generous parking area, a central open courtyard which serves all properties, a garden strip to the rear of Wood Farm, Wood Farm Cottage and Old Stable Cottage, plus a generous paddock which is laid to grass and situated to the side of the parking area.

On the far side of the courtyard are a number of large unconverted barns, set on two levels and with potential for development (subject to obtaining relevant planning consent) which include a beautiful 'gin case'.

To the far side of the barns lies a stable complex including four loose boxes plus an area of garden to one side, plus an orchard area to the front with benches.

In addition, the property includes three fields, one located to the rear at a lower level than the farm, and two to the front, with views out over the Lakeland foothills. Land offered for sale totals in excess of three acres.

Directions

From Cockermouth head south on the A5086 towards Egremont. At the Paddle School crossroads turn left and then take the next lane on the right after approximately half a mile.

Follow this lane for approximately 1.3 miles and the property will be situated on the right hand side as the road begins to descend.

To arrange a viewing or to contact the branch, please use the following:

Branch Address:

39a Station Street, Cockermouth, CA13 9QW
(01900) 828600 cockermouth@lillingtons-estates.co.uk

Information

Listed: We have been informed that the property is not listed.

Tenure: Freehold.

Services: Mains water, electric, oil fired heating, two septic tanks, 4G internet connection.

Fixtures & Fittings: Carpets, any integrated appliances throughout the properties.



Lillingtons Estate Agents

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