

PFK

The Hill, Thackthwaite, Cockermouth, Cumbria CA13 0RP

Price Guide: £1,250,000





LOCATION

Situated in the stunning Vale of Lorton, the heart of the north-western Lake District, occupying an elevated position above the valley floor and enjoying far reaching panoramic views of the high fells of Lakeland. The market towns of Cockermouth and Keswick are both near Thackthwaite and provide a range of larger services including supermarkets, doctors' surgeries, primary and secondary schools and leisure centres. Lorton, one and a half miles away, hosts a well-established village pub, shop and primary school.

PROPERTY DESCRIPTION

Perched gracefully above the scenic Lorton Valley, at the end of its private driveway, The Hill offers stunning views over the valley and surrounding high fells. This beautifully renovated, five-bedroom Cumbrian vernacular longhouse has been thoughtfully extended and updated over the past two decades, blending characterful features with modern comforts to create a truly special home.

The secluded location of the property, set within approximately 12 acres (4.86 ha) of paddocks and close to the open landscapes of the Loweswater Fells, ensures a high level of privacy and tranquility, making it an ideal retreat for those seeking a quieter side of the Lake District.

Upon entering through a sheltered courtyard at the rear of the property, you are welcomed into an inviting main hallway featuring green slate flooring and an oak staircase, highlighting the home's period charm. The lounge is an impressive space with a vaulted ceiling, original beams, a feature stone wall, and a multi-fuel stove. The farmhouse-style kitchen, complete with a dual-fuel Aga, leads out to a sandstone terrace overlooking the front garden and the Grassmoor fells – a perfect spot for enjoying breakfast. A cosy sitting room offers a comfortable retreat for colder winter evenings or flexible living space for larger or multi-generational families. The ground floor is completed by a spacious boot/utility room, a convenient downstairs shower room, a home office, and a fifth double bedroom.

Ascending the oak staircase to the first floor, with feature stone detailing and original beams throughout, you will find four well-proportioned double bedrooms, all front-facing to take advantage of the spectacular views, and two full bathrooms.

Description continued

Externally, the property is surrounded by well-maintained gardens with multiple seating areas to enjoy the peaceful surroundings, along with lawns, mature trees, and an array of perennials and shrubbery. An unconverted two-storey stone barn offers potential for development (STPP) or can be used as a large storage and workspace.

The adjoining land owned by the property extends to approximately 12 acres (4.86 ha) and is bordered by open fields and fells.

The Hill is the perfect Lakeland retreat, where space, tranquility, and privacy come together to create a truly special 'once-in-a-lifetime' residence.

ACCOMMODATION

Entrance Hallway

Accessed via wooden external door with double glazed insert. Exposed beams, feature stone wall, galleried landing, oak staircase and slate tiled floor. Open plan access into: -

Living Room

6.03m x 5.25m (19' 9" x 17' 3") A beautiful, dual aspect, reception room with stunning views over the entire Lorton Valley and High Lake District fells. The converted barn section has vaulted ceiling with exposed, original oak timbers and beams, feature slate wall and multi fuel stove set on slate hearth. Front and rear aspect windows and door providing access to the rear of the property.

Dining Kitchen

5.62m x 5.14m (18' 5" x 16' 10") Dual aspect room with part glazed, stable style door giving access to the patio area, enjoying fantastic views of the full length of the Lorton Valley. Kitchen area comprises range of Shaker style, base and wall units in a contemporary, farmhouse finish with complementary wooden and green slate counter tops and 1.5-bowl ceramic sink with mixer tap. The Aga is a dual electric/oil fired unit and includes four plates heated by electric and two electric ovens. Integrated dishwasher, fridge and freezer. Built in storage cupboards, exposed oak lintel and slate floor. The dining area has ample space for eight to ten person dining furniture and wooden door giving access to the rear hallway.

Bedroom 5

3.43m x 3.88m (11' 3" x 12' 9") Light and airy, front aspect, room with stunning views of the Lorton Valley and Lake District fells.

Study

2.49m x 2.45m (8' 2" x 8' 0") Front aspect room with stunning views of the Lorton Valley and Lake District fells. Small cupboard housing the electricity meter.

Rear Hallway

Accessed via the Dining Kitchen and, in turn, providing access to the Sitting Room, Utility/Boot Room and Shower Room. Exposed oak beam, spotlighting, window to rear aspect and slate floor.

Sitting Room

4.53m x 9.09m (14' 10" x 29' 10") Front aspect, reception room with twin windows and wooden external door with glazed inserts giving access to the patio and garden area – offering incredible views of the Lake District fells. Exposed oak beams, wall mounted lighting, feature stone wall, sandstone inglenook fireplace housing LPG fuelled stove set on slate hearth, TV point, alcove shelving and further, feature stone fireplace.

Utility/Boot Room

3.57m x 3.70m (11' 9" x 12' 2") Dual aspect room with wooden external door leading out to the courtyard garden. Spotlighting, Belfast sink with mixer tap, wooden bench counter top with point for under counter washer/dryer, tiled splash back and slate tiled floor. Built in airing cupboard (housing the boiler) and built in, shelved, storage cupboard/pantry.

Shower Room

2.25m x 2.29m (7' 5" x 7' 6") max. Side aspect room with views of the Lake District fells. Three piece suite comprising walk-in shower cubicle fitted with mains plumbed shower, WC and wash hand basin. Spot lighting, tiled splash backs, vertical heated towel rail and slate tiled floor.

FIRST FLOOR

Galleried Landing

A solid oak, split level, staircase leads to the first floor accommodation. A feature galleried landing is situated at half stair level with attractive stone wall, exposed beam and alcove bookshelf.

Main Landing

Providing access to four, double bedrooms and two bathrooms.

Bedroom 4

4.69m x 3.10m (15' 5" x 10' 2") Dual aspect, double room with skylights to front and rear. Exposed, original oak timbers and beams, oak flooring and built in wardrobe (with hanging rail and shelving).

Bathroom

2.58m x 2.30m (8' 6" x 7' 7") Front aspect bathroom with skylight, exposed oak beams, feature exposed stone wall, built in under eaves storage, oak flooring and three piece suite comprising bath with handheld, tap connected, shower over, WC and wash hand basin.

Bedroom 1

3.25m x 4.45m (10' 8" x 14' 7") Light and airy, front aspect, double bedroom enjoying Lake District fell views. Exposed beams and lintels, built in storage cupboards and access to loft space (via hatch).

Bedroom 2

3.63m x 5.35m (11' 11" x 17' 7") Large, front aspect, double bedroom also with Lake District fell views. Exposed, original oak, beams and timbers, and built in wardrobes.

Bedroom 3

3.66m x 4.07m (12' 0" x 13' 4") Front aspect, double bedroom with stunning views of the Lake District fells. Feature exposed stone wall with oak lintel and oak beams.

Second Bathroom

3.69m x 1.80m (12' 1" x 5' 11") Front aspect bathroom, again with superb views. Three piece suite comprising bath with handheld, tap connected, shower over, WC and wash hand basin. Tiled splash backs and oak flooring.

EXTERNALLY

Gardens & Parking

Approached from the road via its own private driveway leading up to the house, the property is positioned approximately half way up the fellside and enjoys the most incredible, peerless views over the Lorton Vale, the high fells of Lakeland and right down the Buttermere Valley towards Great Gable. The house sits within substantial gardens which are laid mainly to lawn, and are well stocked with a wide variety of mature trees, shrubs and perennials. To the rear accessed via the parking area, there is a sandstone paved courtyard with cobbled area and historic barn. The sandstone patio wraps around the entire property, as does the paved walkway, with direct access from both the kitchen and sitting room, where it looks out over the gardens and beyond to fantastic views over the valley. Further terraced garden areas can be accessed via stone steps where there is also a greenhouse in situ.

Land

The gardens back onto and have gated access into a field, owned by the property - where the private water supply tank is also situated. The property includes, in total, approx. 12 acres (4.86 ha) of land encompassing the house.

Unconverted Barn

Double height barn, non converted barn.
Lower (Ground Floor) Level - 3.68m x 7.43m (12' 1" x 24' 5")
With power and lighting. Houses the oil tank.
Wooden stairs lead up to:-
Upper Level - 4.83m x 16.98m (15' 10" x 55' 9")
With exposed stone walls, power and lighting. Barn doors give access to the garden area.

ADDITIONAL INFORMATION

Tenure

Freehold.

Septic Tank

We have been informed that the property has a septic tank and would advise any prospective purchaser to check it complies with current standards and rules introduced on 1st January 2020.

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

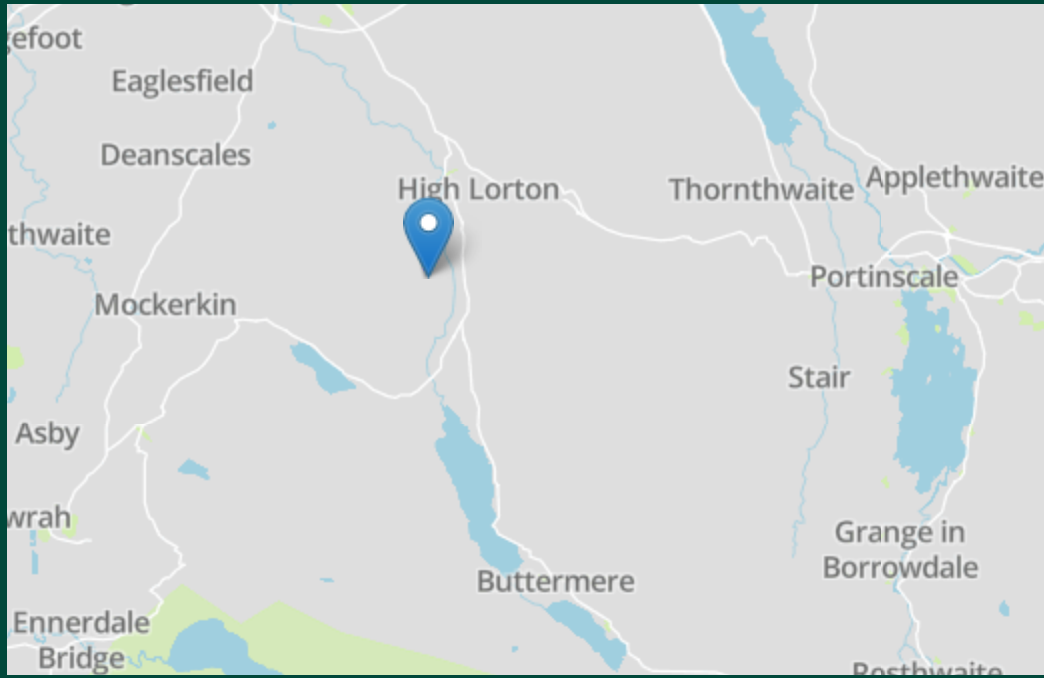
Mains electricity; private water supply; septic tank drainage; oil central heating supplemented by LPG fuelled fire, double glazing installed throughout; telephone & broadband connections installed subject to BT regulations. Please note: The mention of any appliances/services within these particulars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

Council Tax: Band G

Viewing: Through our Cocker mouth office, 01900 826205.

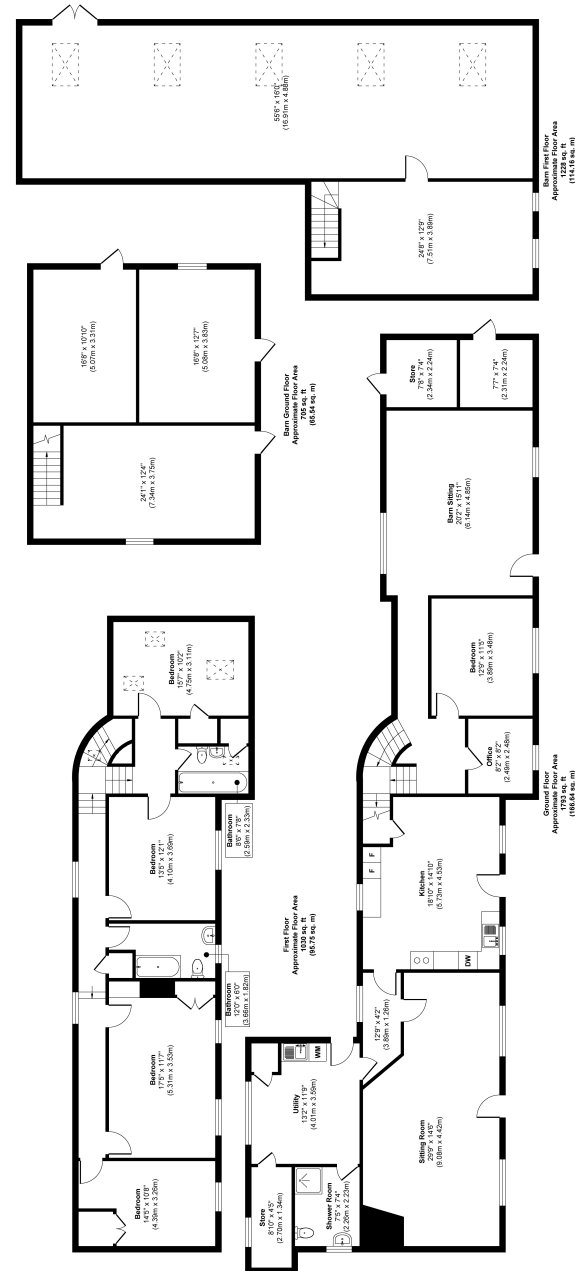
Directions: From Cocker mouth take the B5292 towards Lorton; at the first fork in the road on entering Lorton take the right hand turn for the B5289 and at the second fork keep right past the Wheat sheaf Inn and you'll arrive at a 4-way junction. Turn right and head over the bridge, taking the next left signposted 'Thackthwaite'. Follow the road and just before entering the hamlet, take the turn in on the right signed 'The Hill' and follow the private driveway to the top.





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

The Hill



Approx. Gross Internal Floor Area 4756 sq. ft / 442.09 sq. m
 Illustration for identification purposes only, measurements are approximate, not to scale.