

# PFK

1 Murton Bank, Lamplugh, Workington, Cumbria CA14 4SH

Guide Price: £375,000







PKK

## LOCATION

Murton Bank commands an elevated position in the rural village of Lamplugh, close to the Lake District National Park, and offering easy access to the valleys of Crummock, Buttermere, Loweswater and Ennerdale, with some of most stunning scenery in the country on its doorstep. Offering a traditional rural lifestyle with local primary school, church and active village hall, the nearby A5086 provides easy transport links to the towns of Cockermouth and Whitehaven (approx 7 miles distant) and is within easy commuting distance to Sellafield and the major west coast employment centres.

## PROPERTY DESCRIPTION

A fine five/six bedroomed family home with successful Airbnb, boasting a stunning position in the picturesque hamlet of Lamplugh within the western fringes of the Lake District National Park. This property offers stunning views of the surrounding fells and countryside, making it an ideal setting for those seeking a peaceful rural lifestyle.

The property offers generous and recently improved accommodation which includes an entrance hallway, lounge with attractive multifuel burning stove, contemporary kitchen, which opens into a bright and airy dining room ideal for family meals and entertaining and recently added rear porch providing additional space and convenience to the ground floor. There are five generous bedrooms spread across the first and second floors, offering ample space for a growing family with a spacious family bathroom ensuring comfort and convenience for all. In addition, the owners have recently converted a utility room with its own external access into an ensuite bedroom, currently used as a successful Airbnb, providing an excellent opportunity for additional income or accommodating guests.

Externally, the property boasts a courtyard garden to the front, plentiful private offroad parking for several cars to the side, and expansive lawned gardens. A beautiful elevated decked patio offers the perfect spot to take in the surrounding views, making it an idyllic setting for outdoor dining and relaxation.

Murton Bank's location combines the serenity of rural living with easy access to nearby towns such as Cockermouth, Whitehaven, and Workington, ensuring that all necessary amenities are within reach. Viewing is highly recommended.

## ACCOMMODATION

### Entrance Hallway

Accessed via composite front door. With stairs to the first floor, wood effect flooring and doors giving access to the kitchen and lounge.

### Lounge

4.0m x 3.67m (13' 1" x 12' 0") An attractive rear aspect reception room with sliding sash window overlooking the garden. Decorative coving, recessed multifuel stove on a stone hearth, alcove shelving, wood effect flooring and door through to the dining area and kitchen.

### Dining Area

4.36m x 2.66m (14' 4" x 8' 9") A bright and spacious room with radiator, wood effect flooring, dual aspect sliding sash windows enjoying open views, and two steps up leading into the contemporary, newly installed fitted kitchen.

### Kitchen

3.09m x 2.84m (10' 2" x 9' 4") Fitted with a range of stylish, matching base and full height units with complementary work surfacing and upstands, incorporating sink and drainer unit with mixer tap. Integrated high quality appliances including countertop mounted electric hob with extractor over, eye level oven and full height fridge and freezer. Door giving access to the understairs larder cupboard, wood effect flooring and front aspect sliding sash window enjoying views over open countryside.

### Rear Porch

With cloaks area, radiator and part glazed UPVC door out to the rear garden.

### Ensuite Bedroom

2.17m x 2.61m (7' 1" x 8' 7") A side aspect, small double bedroom with radiator and UPVC door giving independent access out to the rear of the property. This has been converted by the present owners from the utility room/outdoor store and is currently being used for Airbnb purposes which the owners advise is very successful and fully occupied.

### Ensuite Shower Room

0.94m x 2.62m (3' 1" x 8' 7") Fitted with a three piece suite comprising WC, wash hand basin and shower cubicle with electric shower.

## FIRST FLOOR

### Landing

With stairs up to the second floor and doors giving access to the first floor rooms.

### Bedroom 1

3.27m x 3.98m (10' 9" x 13' 1") A rear aspect double bedroom with radiator and sliding sash window overlooking the gardens.

### Bathroom

4.11m x 2.56m (13' 6" x 8' 5") Fitted with a three piece suite comprising concealed cistern WC, wash hand basin and P shaped bath with shower over and tiled splashbacks. Fitted storage area, plumbing for washing machine and tumble dryer, radiator and arched side aspect window.

### Bedroom 2

4.39m x 2.65m (14' 5" x 8' 8") Currently utilised as an office, with part sloped ceiling, large Velux rooflight, radiator and arched window to the side.

## Bedroom 3

3.11m x 4.01m (10' 2" x 13' 2") A front aspect double bedroom with decorative coving, large storage cupboard, radiator and sliding sash window enjoying views over open countryside.

## SECOND FLOOR

## Bedroom 4

3.26m x 4.1m (10' 8" x 13' 5") With part sloped ceiling, fitted storage cupboard, radiator and rear aspect dormer window enjoying views over the gardens towards open countryside beyond.

## Bedroom 5

2.87m x 4.11m (9' 5" x 13' 6") Part sloped ceiling with Velux rooflight, under eaves storage, radiator and feature side aspect arched window enjoying lovely open views.

## EXTERNALLY

## Gardens and Parking

The property benefits from a gravelled driveway to the side providing offroad parking for several cars. To the front, there is an attractive enclosed garden with patio seating area perfect for enjoying the open views over the surrounding countryside. To the rear, there is a large terraced garden, mainly laid to lawn with a recently installed elevated decked patio area, perfect for outdoor dining and entertaining. The rear garden also enjoys some of the best views from the property, over the rooftops towards the western Lakeland fells and open countryside.

## ADDITIONAL INFORMATION

## Tenure & EPC

The tenure is freehold.  
The EPC rating is E.

## 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; Emma Harrison Financial Services – 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 & shared septic tank drainage. Electric heating (newly installed electric radiators installed) and double glazing installed throughout. 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 D

Viewing: Through our Cocker mouth office, 01900 826205.


Directions: The property can be located using the postcode CA14 4SD and identified by a PFK for sale board. Alternatively by using [What3words:///fuse.cakewalk.patching](https://www.what3words.com/fuse.cakewalk.patching)







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		77
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	42	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



**Approximate total area<sup>(1)</sup>**  
1436.12 ft<sup>2</sup>  
133.42 m<sup>2</sup>

**Reduced headroom**  
62 ft<sup>2</sup>  
5.76 m<sup>2</sup>



**Floor 1**

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.  
Calculations are based on RICS PMS 3C standard.

**GIRAFFE360**



**Floor 0**



**Floor 2**