



COLEDALE

CROSS GATES, LAMPLUGH, WESTERN LAKE DISTRICT



COLEDALE, LAMPLUGH

An extensive four bedroom detached residence set on the fringe of the Lake District National Park, enjoying established gardens beside a small stream, a snooker room, plus separate one bedroom annexe and hot tub with sun terrace.

APPROXIMATE MILEAGES

Ennerdale water 5 miles, Loweswater 5 miles, Cockermouth 7 miles, Buttermere 11 miles, Sellafield 15 miles, Keswick 19 miles, Penrith & J40 M6 37 miles.

ACCOMMODATION IN BRIEF

Entrance porch, ground floor WC, galleried hall, living room, dining room, snooker room, kitchen/breakfast room, utility room, conservatory, master bedroom with en-suite, three further bedrooms, family bathroom, separate guest suite with bedroom and en-suite with double width shower area, established gardens bordering stream with sun terrace and hot tub, integral garage and parking.



INFORMATION ON LOCAL AREA

Lamplugh is an ancient village situated on the western edge of the Lake District National Park. It has stunning views of the Lakeland Fells and being on the Coast to coast footpath is very popular with walkers. The delights of Loweswater and Ennerdale Water are within easy reach. The village is popular with tourists who are attracted to the beautiful church of St Michael and Cogra Moss Reservoir is a perfect place to fish. Lamplugh has its own primary school and the shopping, leisure facilities, wine bars and restaurants in Cockermouth are only a 7 mile drive away.

THE PROPERTY

Nestled in a semi-rural position on the Western fringe of the Lake District National Park, this extensive detached property is perfectly suited to the modern family who enjoy the great outdoors. Constructed for a well respected local builder some 35 years ago, Coledale occupies a generous plot of approximately 1/3 acre, with a delightful beck running through established gardens and a sun terrace with hot tub. Internally the property is finished in a contemporary style yet feels warm and inviting, the high point undoubtedly being the large games room with full size snooker table. In addition, the property boasts a guest suite with bedroom and shower room - perfect for friends to stay or a dependent relative. All in all a wonderful family home.

The accommodation includes an entrance porch with door to a WC and a useful storage cupboard. The entrance hall makes a dramatic statement with galleried landing, bespoke contemporary light fitting, full height arch window and there is also a generous coat cupboard. Doors lead into kitchen and the large living room which has a double aspect with French doors to the rear, making it light and airy, and an open fire. Double doors lead into a games room with a triple aspect and fitted with a full size snooker table. The dining room enjoys views out over the garden. The spacious kitchen is the hub of this lovely home,



fitted in a contemporary style with a range of high gloss units with granite worktops and underlighting, area for breakfast bar and integrated ceiling speakers. The room has a double aspect including French doors that lead to a conservatory making this a versatile and social space for entertaining. Also to the ground floor is a utility room with sink and space for appliances, door to exterior and to garage.

To the first floor the galleried landing gives access to bedrooms and bathroom. The master bedroom looks out over the gardens to Blake Fell, and has a modern en-suite shower room, bedroom two also looks to the rear and has built in wardrobes, bedroom three and four both look to the front. The family bathroom is finished in a contemporary style and includes both bath and quadrant shower enclosure with recessed lit shelves for mood lighting.

Attached to the main house is a self-contained guest suite which could also be ideal for a dependant relative. A front door leads into a lobby area with doors to a large triple aspect bedroom and a separate shower room.



EXTERNALLY

Coledale enjoys really beautiful gardens which have matured over the years and now afford a good deal of privacy. The main area to the rear is lawned with a footbridge that leads over a small stream to a seating area in the trees on the other side. Overlooking this garden area is a sun terrace with lit seating area, a summerhouse and a hot tub to enjoy the famous West Cumbrian sunsets after a day on the fells. The gardens continue round the other three sides of the house and include a further lawned area and a low maintenance tiered garden laid with slate chippings and a chrome water feature. There is parking for a number of vehicles and an integral garage with electric door.

DIRECTIONS

From Cockermouth take the A5086 southwards towards Egremont. Follow the road for approximately 6 miles, past turnings to Mockerkin and Ullock. At a prominent crossroads by a terrace of cottages on the left, turn left towards Lamplugh and then immediately right down a small lane. Coledale is the first property on the left hand side.

POSTCODE – CA14 4TU

EPC – Band E

FIXTURES & FITTINGS

Some items of furniture can be included with the sale by separate negotiation if requested by the buyers.

TENURE – Freehold

SERVICES

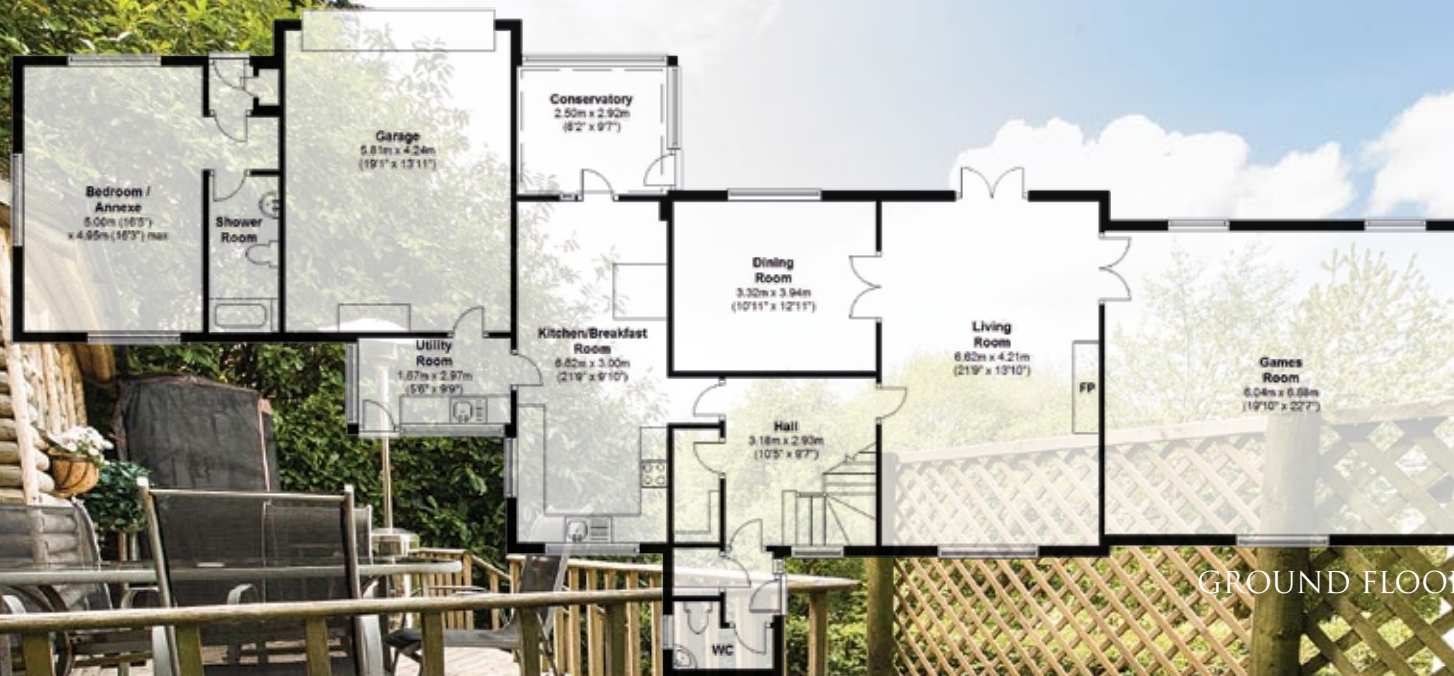
Mains electricity, water and drainage are connected. Oil fired central heating.

IMPORTANT NOTICE

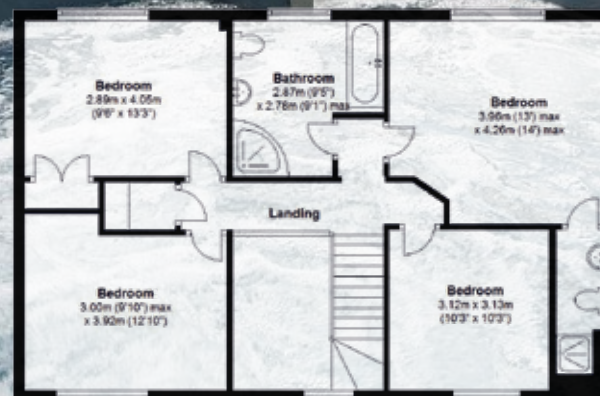
The Property Misdescriptions Act: Purple Diamond, for themselves and for the Vendors and Lessors of this property whose Agents they are give notice that:

- (1) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- (2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (3) No person in the employment of Purple Diamond Ltd, has any authority to make or give any representation or warranty whatever in relation to this property.





GROUND FLOOR



FIRST FLOOR

VIEWINGS STRICTLY BY APPOINTMENT
Telephone 01900 828011 Email cumbria@purple-diamond.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	45	
(1-20) G		
Not energy efficient - higher running costs		
		71





PURPLE

— DIAMOND —

RARE & BEAUTIFUL HOMES

Address Purple Diamond | 39A Station Street | Cockermouth | Cumbria | CA13 9QW Telephone 01900 828011 Email cumbria@purple-diamond.co.uk

www.purple-diamond.co.uk