



CUMBERLAND LODGE

WINSKALES, WESTERN CUMBRIA



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A most imposing detached modern residence, built for the current owner and offering substantial family accommodation with a self-contained apartment for guests or house staff plus garaging for three vehicles. The property is set in around 1.5 acres of gardens including a wildlife pond with footbridge & island and enjoys far reaching panoramic views to the North-Western Lakeland Fells. A rather unique and special home in stunning surroundings.

APPROXIMATE MILEAGES

Keswick 20 miles, Whitehaven 7 miles, Carlisle 32 miles, J40 M6 37 miles, Ennerdale Water 10 miles, Buttermere 14 miles, Sellafield 16 miles, Workington Station 4 miles

ACCOMMODATION IN BRIEF

The ground floor accommodation includes double height portico with balcony finished in Jerusalem stone, grand reception hall, WC, living room, study, formal dining room, kitchen, breakfast room, garden room, utility room, 2nd WC. To the first floor the accommodation includes a galleried landing with access to balcony, master bedroom with dressing room and en-suite with bath and shower pod, three further double bedrooms, each with en-suite. In addition there is a self-contained apartment with living/dining room, kitchen, double bedroom and shower room.



INFORMATION ON LOCAL AREA

Cumberland Lodge is set in a semi-rural position close to the hamlet of Winscales, near the coastal town of Workington. Situated just outside the World Heritage Site itself, the property still provides easy access to a wealth of outdoor activities based in the Lake District National Park and the C2C cycleway runs nearby. In the immediate vicinity food is available at Hunday Manor country house hotel and the famous 'Oily Jonny's' pub. Workington golf club is only a few minutes away and sailing enthusiasts will find easy berthing opportunities for their pride and joy in Whitehaven's marina. If the arts are your thing the recently renovated Rosehill Theatre at Whitehaven will not disappoint and further afield you can find a wide program available at Keswick's Theatre by the Lake.

THE PROPERTY

A most imposing detached modern residence, built for the current owner and offering substantial family accommodation with a self-contained apartment for guests or house staff plus garaging for three vehicles. The property has been finished to an extremely high standard, in particular where the selection of natural building materials is concerned which gives the home an opulent yet elegant feel and includes a grand reception hall with curved staircase and galleried landing, five separate reception areas and four large bedrooms, each with en-suite. The property is set in around 1.5 acres of gardens including a wildlife pond with footbridge leading to an island and enjoys far reaching panoramic views to the North-Western Lakeland Fells.

The property is accessed from a double height stone portico with Jerusalem stone paving, making a grand entrance. This is further enhanced on entering the reception hall with its graceful curved stone staircase and polished stone flooring. There are ceiling mounted speakers, a display niche and sets of double doors which lead to living room and dining room. Doors to remaining rooms, including a ground floor WC with stone tiling. The living room is a generous triple aspect room with two sets of French doors and further window. It has under floor heating, a distinctive pelmet to ceiling for ambient lighting, and inset wall mounted fire with two display niches.



Wall recesses for TV and AV equipment. A door from here leads into the study which also has a triple aspect allowing for views over the gardens with under floor heating and cornice to ceiling. To the other side of the hall is the formal dining room which has two sets of windows to front elevation, a pelmet with mood lighting, polished stone flooring with under floor heating and from here a door leads into the kitchen. The kitchen is modern and stylish in nature with a comprehensive range of high gloss units including a centre island and breakfast bar. Fitted Neff hob and extractor hood, oven, warming oven, microwave and dishwasher, Zanussi Coffee machine and American fridge freezer. LED kickboard lighting, recessed cookery book shelving, cornice to ceiling, tiled flooring and window to rear aspect. The kitchen is open into a breakfast room with space for a family table, French doors and arched window leading into garden room, door to a multimedia room housing CAT 5 hub and music amplifiers, a further door leads into a walk-in cupboard housing twin heating boilers and two Megaflo pressurised cylinders. The garden room is generous in size with views to the fells, a vaulted style ceiling, under floor heating, tiled flooring and two sets of doors leading into garden. The utility room is accessed from the kitchen and has a wide range of fitted units with space for washing machine and tumble dryer, a window to rear aspect and door into garden. Further doors access a second WC and the garage.

At first floor level the staircase leads to a wonderful galleried landing with curved bannister and French doors out onto a balcony above the portico with sitting for chandelier. An arch leads into the main landing with doors to bedrooms and a door at the very end into the apartment. Under floor heating and ceiling mounted speakers.



The master bedroom makes a real impact and is fitting as an owners suite, with marble pillars acting as a divider between the bedroom area and snug. Again this is a triple aspect room with two sets of windows to front, one to the rear plus French doors to the side which open out to a Juliette balcony. The snug area has ample space for sofa and tv, plus there is a walk-in dressing room and large en-suite with vaulted ceiling, shower pod and bath. The next bedroom has twin sets of windows to the rear with views to the fells, ceiling mounted speakers, built in wardrobes and an en-suite shower room. The third bedroom has twin sets of windows looking to the front, built in wardrobes with mirror doors, ceiling mounted speakers, under floor heating and an en-suite with quadrant shower and spa bath. The final bedroom looks to the rear aspect with views to the fells and has wardrobes along one wall, ceiling mounted speakers, under floor heating and an en-suite with spa bath.

Located above the garaging with its own ground floor entry door, plus an internal door from the main landing is a self-contained apartment. This includes a ground floor hall with laundry room, a first floor living room with two windows to the side aspect, a kitchen area with fitted units, window to rear and a walk-in pantry. There is a double bedroom and a shower room with doors from both the bedroom and the apartment landing.



EXTERNALLY

The property is approached through a grand, gated entrance where a driveway leads past a stable complex and on to the property. Access to the garaging is possible to the side with three separate motorised doors and the drive leads round to a 'carriage' turning circle at the front. The gardens extend to around 1.5 acres and are mainly laid to grass. To the rear of the property there are seating terraces and drying areas, accessed from the rear of the home. At the rear is a generous wildlife pond with a footbridge leading across to an island and from here, truly stunning views are possible of the north-western Lakeland fells.

DIRECTIONS (CA14 4JG)

From Cockermouth take the A66 towards Workington and at the roundabout with the A595 turn left towards Whitehaven. Continue for 2 miles and then turn left between stone pillars into the drive for the property. If you reach the right turn for Hunday Manor Hotel you have gone too far.

EPC – Band C

FIXTURES & FITTINGS

Some items, such as carpets, curtains and light fittings, not mentioned in these sales particulars may be



either excluded from the sale or available by separate negotiation.

TENURE – Freehold

SERVICES

Mains water, private drainage, gas and electric all connected

IMPORTANT NOTICE

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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— DIAMOND —

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

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