



| Southwaite | Cockermouth | CA13 0RF

Guide Price £495,000



david britton
ESTATES

Key features

- 5 bedroom former mill house
- Large plot within a desirable location
- Deceptively spacious interior
- Immaculately presented throughout
- Wonderful views to Lakeland Fells
- Arranged over 3 floors
- Flexible use as B&B or annexe (STP)
- 2 reception rooms on ground floor
- 4 double bedrooms, all with ensuite on first floor
- 5th bedroom/possible self contained apartment on the second floor

Description

This substantial 5 bedroom former Mill house sits on the edge of the Lake District National Park, with superb views to the Lakeland Fells in a desirable location close to Cockermouth. This home is perfect for those looking for a large family home, multi-generational living, annex potential or potentially as a lifestyle business/B&B (STP).

Dating back to 1826, arranged over three floors and filled with an abundance of character and charm throughout, the current owners have maintained the home to a high standard. Internally, all the rooms are flexible and is currently configured the ground floor with a large lounge/dining room, spacious kitchen, garden room spanning the full width of the home, utility room and WC. A sweeping staircase leads to the first floor where there are four double bedrooms all with ensuite shower/bathrooms, ideal for a large family/B&B and to the second floor there is a full width space which has a large bathroom, kitchenette, dining area, bedroom space and lounge enjoying fantastic views through the Juliette balcony to the far reaching Lakeland Fells. This space is currently all open but with minor configuration could be wonderful owners accommodation or a self contained apartment.

Externally, sitting in a great sized plot with a walled, recently landscaped garden with lawns, terraces and establish flower beds to the rear and to the front there is a large parking area with ample space for a number of vehicles. There are further storage spaces to the front in a recently added outhouse which houses the biomass boiler.

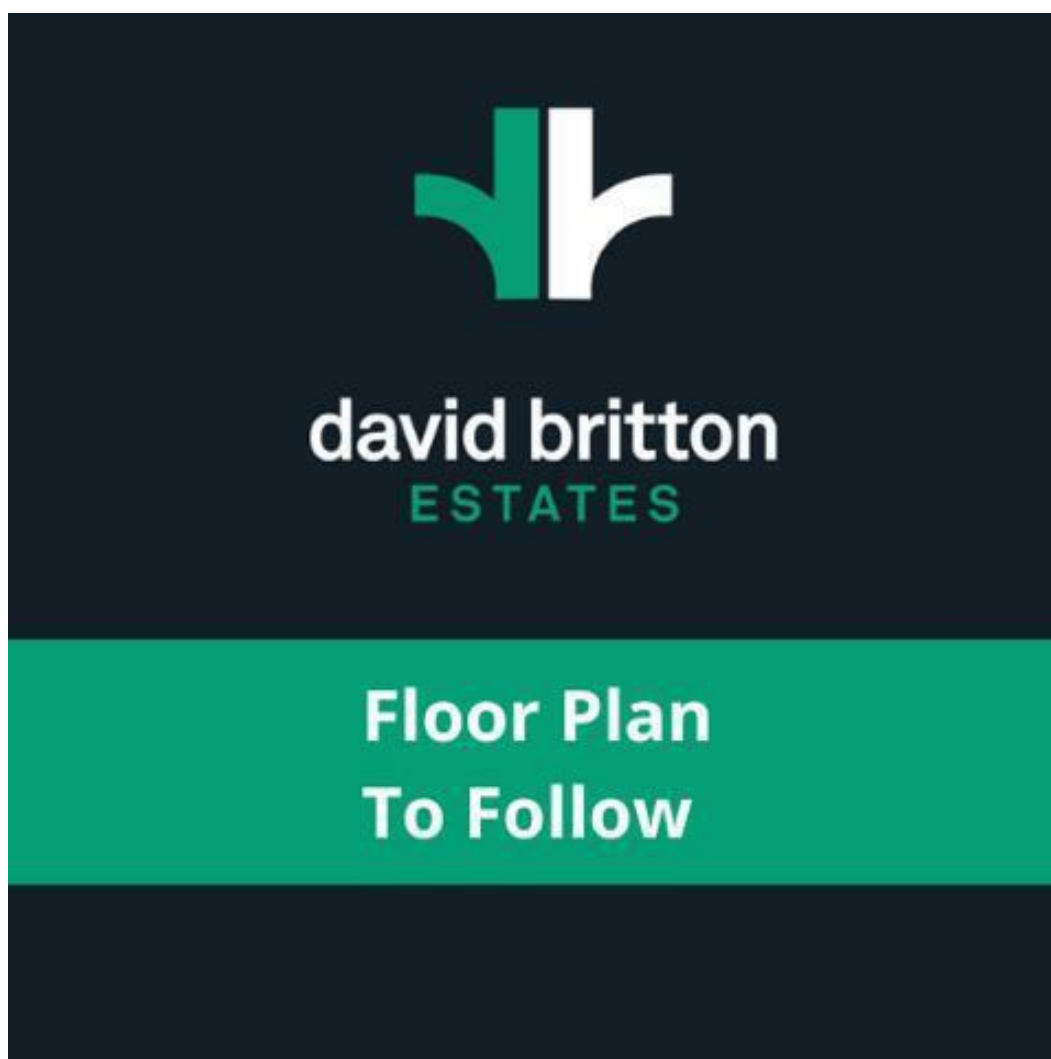
The hamlet of Southwaite sits just a few minutes from Cockermouth and Lorton and has an array of local amenities closeby. The popular primary school at Paddle and the market town of Cockermouth are around 5 minutes away and Keswick is around 25 mins away. The location is stunning with an abundance of walks from the doorstep and a number of lakes and the Lorton valley, all just a short distance away.


This wonderful ho

Directions







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



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