



Lamplugh

£575,000

Wood Beck Hollow, Crossgates, Lamplugh, Cumbria, CA14 4TU

An outstanding detached four bedroom house located seven miles South West of Cockermouth and close to the Lake District National Park and stunning rural scenery including Loweswater, Crummock, Buttermere and Ennerdale.

Quick Overview

Outstanding comprehensively upgraded detached house

Semi-rural setting with delightful countryside views

Seven miles from Cockermouth by the Lake District National Park

Close to Loweswater, Crummock, Buttermere and Ennerdale

Immaculately presented and tastefully appointed accommodation

Four double bedrooms

Two luxury bath / shower rooms

Living room and superb open plan dining kitchen / sitting room

Beautifully landscaped mature gardens

Viewing highly recommended

Property Reference: KW0224



4



3



2



E



Superfast
80 Mbps



6



Living Room



Rear Garden



View



Living Room

Accommodation

Ground Floor:

Entrance Hall

With radiator, built in cupboard and under stairs cupboard.

WC

With WC, wash hand basin, ceramic wall tiling, radiator.

Living Room 21' 10" x 13' 11" (6.65m x 4.24m)

With windows to two elevations, feature multi-fuel burning stove, two radiators, double external doors to the rear garden.

Open Plan Dining Kitchen / Sitting Room 24' 1" max x 21' 10" max (7.34m x 6.65m)

A superb open plan dining kitchen and sitting room with a modern range of fitted base and wall units including quartz work surfaces and upstands, sink unit with boiler mixer tap, integrated appliances comprising NEFF oven, combi oven with microwave and warming drawer, induction hob, extractor unit, tall fridge and freezer, wine cooler, dish washer, two radiators, double external doors.

Rear Vestibule

With external door.

Utility Room

With sink unit with mixer tap, ceramic wall tiling, plumbing for washing machine, radiator, oil fired boiler.

First Floor:

Landing

With radiator, built in airing cupboard, access to boarded loft.

Bedroom One 14' x 12' 2" (4.27m x 3.71m)

With windows to two elevations, radiator.

En-suite Shower Room

With WC, vanity wash hand basin, quadrant shower cubicle with rain water head shower and spray attachment, ceramic wall tiling, radiator.



Living Room



Open Plan Dining Kitchen / Sitting Room



Open Plan Dining Kitchen / Sitting Room



Open Plan Dining Kitchen / Sitting Room



Open Plan Dining Kitchen / Sitting Room



Kitchen

Bedroom Two 13' 11" x 9' 3" (4.24m x 2.82m)

With windows to two elevations, radiator.

Bedroom Three 13' 11" max x 9' 3" (4.24m x 2.82m)

With windows to two elevations, radiator, range of built in wardrobes.

Bedroom Four 12' 2" x 9' (3.71m x 2.74m)

With radiator, range of built in wardrobes and integral dressing table.

Bathroom

With WC, vanity wash hand basin, bath, large walk in shower, ceramic wall tiling, dual fuel radiator, heated towel rail, under floor heating, wall mounted mirror with audio speaker.

Outside:

Gravelled driveway entrance and extensive on-site parking spaces, front lawned garden with mature stocked and shrubbed borders, side pathways, rear lawned garden with adjoining stream, paved entertaining areas, mature stocked and shrubbed borders, established trees, water tap, oil tank.

Garage 18' x 14' 11" (5.49m x 4.55m)

With side window, electric light and power, access to boarded loft, access door to utility room.

Services

Mains water, electricity and drainage. Oil central heating.

Tenure

Freehold.

Council Tax

Band F.

Viewing

By appointment with Hackney and Leigh's Keswick office.

Directions

From Cockermouth proceed onto the A5086 towards Egremont. After approximately six miles turn left and then immediately right onto Crossgates and the house is located on the left.

Price

£575,000.



Kitchen



Kitchen



Bedroom One



Bedroom One

Request a Viewing Online or Call 01768 741741

Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team
Call **01768 741741** or request online.



Need help with **conveyancing**? Call us on: **01539 792032**



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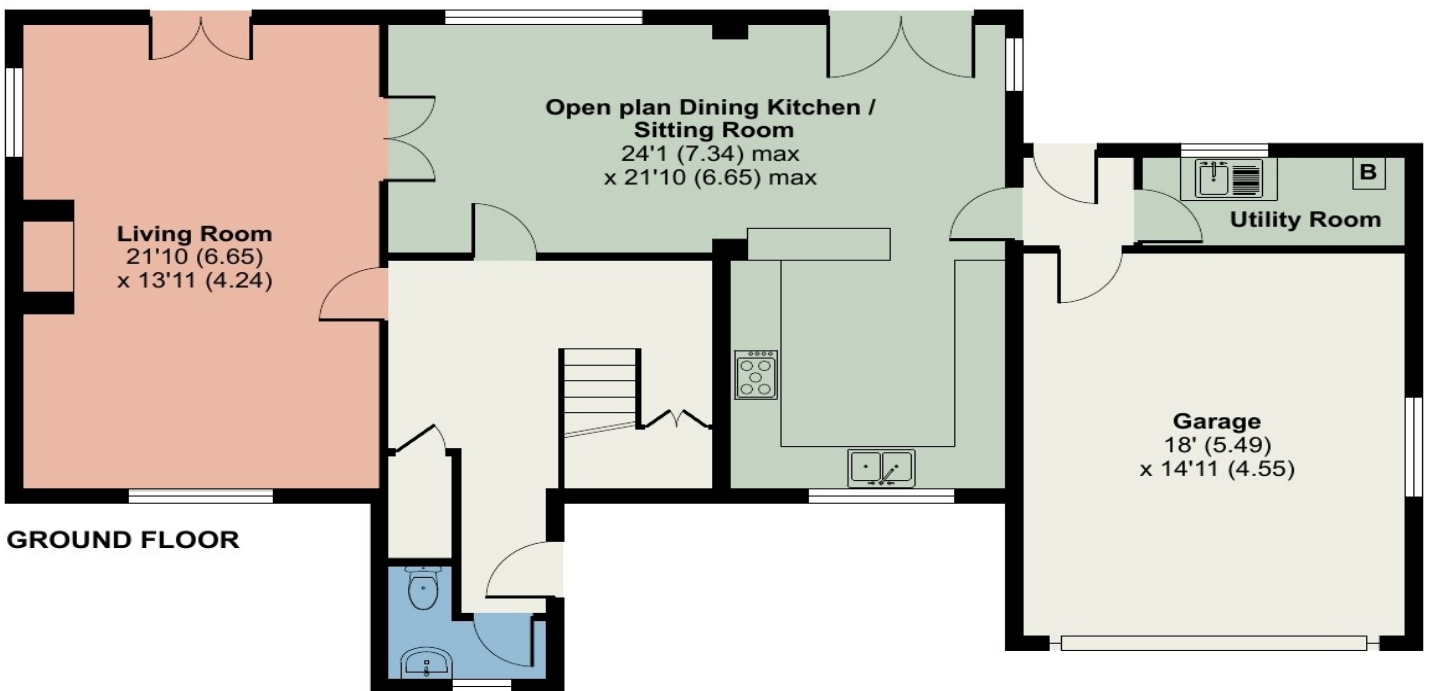
Wood Beck Hollow, Cross Gates, Lamplugh

Approximate Area = 2063 sq ft / 191.6 sq m (includes garage)

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2023. Produced for Hackney & Leigh. REF: 949295

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