



Lowside  
Thackthwaite | Cockermouth | Cumbria | CA13 0RP

FINE & COUNTRY

# LOWSIDE



*Lowside is a traditionally built, and recently upgraded, five bedroom property that has been cleverly arranged to provide the flexibility to be split into a three bedroom main house with a fully equipped granny annex or holiday letting accommodation.*



# ACCOMMODATION

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The property is set in generous grounds with a large formal garden and an attached grazing paddock extending to approximately five acres in total. Here again, the grounds offer multiple options for use for leisure, lifestyle or income generation.

The house and land offer a fantastic range of lifestyle choices that will suit a variety of potential buyers.

The property is set in a very peaceful but welcoming hamlet in the Lorton Valley, inside the Lake District National Park. The current owners have carried out major renovations recently and sympathetically updated the property, giving the perfect blend of quality materials and traditional styling. The roof was renewed, on the main property, while solar panels and battery storage were installed, to improve the overall house efficiency. The most recent addition has been a spectacular garden room and terrace designed to maximise the stunning views of the local fells. A new oil tank and boiler have been installed along with new carpets within the property. The improvements within the barn included adding a new additional kitchen and living space and this part of the accommodation has been running for several years as a very successful holiday let business.

A fabulous set of bespoke iron gates welcome you into the property, and a sweeping carriage driveway leads you through the grounds and wraps around the main house to an alternative vehicle access beside the barn.

Entering the property via the main door to the garden room, the eye is immediately drawn to the stunning view across the valley. The high windows were designed to ensure that the tops of the mountains would be visible from all parts of the combined garden room and original house lounge area. The garden room is currently used as a dining room but will also make a spectacular reading and relaxing lounge itself. The main lounge is provided with a log burning stove. The entire combined lounge was subject to a major renovation in 2023 with additional high specification insulation and the entire room is provided with underfloor heating derived from a standalone boiler. A picture window to the side of the lounge looks onto the gardens and rockery area where bird feeders hang, welcoming various species as well as red squirrels.

Heading into the property you head past the dedicated office space, which could also work as ground floor accommodation if required, offering a great opportunity for multigenerational living and making use of the ground floor bathroom.

The second lounge is a warm and cosy space with stunning, feature fireplace and log burning stove. This room was previously used as a dining room making it a versatile space.

Next to the formal lounge is a generous room with tiled floor and uPVC windows and door accessing the gardens. The current owners use this room as the dog room, but it could also be used as a very attractive breakfast room as it adjoins the kitchen.

The kitchen has been recently updated and offers fabulous, stylish units finished in navy blue with contrasting granite worktops. A large roof light floods the area with natural light and the views from the windows are expansive. The spacious kitchen island, with solid oak worktop acts as a breakfast bar and offers additional storage. High end NEFF appliances feature throughout, including separate oven, grill and induction hob plus a large fridge freezer is built into additional, custom, storage units. A useful utility / laundry room is accessed directly from the kitchen providing additional storage and a traditional pantry.













Upstairs in the main house, there are three generous double bedrooms. Both guest bedrooms are spacious and offer low level, recently replaced double glazed sash windows. A large family bathroom features a spacious walk-in shower, generous vanity unit and storage and additional storage / linen cupboard. The main bedroom is a delight, boasting built-in storage, a large window and glazed door providing access to the roof terrace and views of the gardens below. The fully paved roof terrace was added as part of the construction of the garden room and is a real sun trap. It offers the opportunity to relax and appreciate the stunning landscape, with views of the surrounding fells from Kirk Fell to the north, past Whinlatter, Grisedale Peak, Dodd, Whiteside and then Grasmoor down towards the Crummock hills.









# THE BARN

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The barn accommodation is accessed through an internal door from the kitchen but also has its own front and rear entrance doors as well as its own parking area and outside seating. The practical entrance hall to the cottage features tiled floors and plenty of space for coats and boots after a day on the nearby fells. On the lower level a modern, recently updated kitchen / dining space boasts NEFF appliances and plenty of worktop space. A cosy living room with a modern log burning stove has been added by the current owners and is the perfect place to sit and relax after a day on the fells. A downstairs WC is located by the door for easy access from the outdoors.

Upstairs in the barn there are two very generous double bedrooms, one with a feature arch window offering a view of the front gardens and the start of the path leading up Low Fell. The second bedroom has views out over the fells and the neighbouring farmyard. A generous bathroom with walk in shower serves the two bedrooms.







# OUTSIDE

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Lowside offers a fabulous array of different outside spaces. To the side of the property mature woodland provides shelter and is a haven for local wildlife including various birds and red squirrels. A generous orchard, measuring half an acre, provides a wealth of produce from including apples, pears, cherries, greengages, damsons, mulberries, gooseberries and currants.

A sheltered vegetable patch is provided that has been used for various root vegetables, but the owners also report heavy crops of rhubarb, blueberries and strawberries.

A large garage space is provided with automatic up and over doors and here can also be found the property's EV charging station. Next to the garage is a separate wood store in which is kept the tractor mower for the grounds. To the rear of the garage, a beautiful Hartley Botanic greenhouse provides further opportunity for the green fingered. Electricity is installed here and direct access from the garage provides additional storage. From the greenhouse the lawn slopes down towards a large pond and summerhouse, a tranquil place to sit and relax.

The paddock measures circa 2.5 acres and runs across the lower end of the property, lined with mature trees and stream. This area is currently used by a local farmer to graze sheep although it would make a fantastic pony paddock, and ample space is available to build a shelter or stable block. Alternatively, some government agencies offer assistance with development of land like this to return it to "natural woodland" and the owners have investigated the options for creating a dedicated wildlife haven.

The owners have been successful in encouraging red squirrels and tawny owls into the garden and they are currently attempting to attract barn owls to visit more often.







# LOCATION

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Living in Thackthwaite, Cumbria offers a truly idyllic and peaceful setting, perfect for those seeking a quieter part of the Lake District. Nestled in a tranquil corner of the Lakes, this charming hamlet boasts a strong sense of community, where neighbours know each other by name, and a welcoming atmosphere prevails. Equidistant to both Keswick and Cockermouth, residents enjoy the best of both worlds - easy access to bustling market towns while returning to the serenity of their surroundings. A short walk down a picturesque, quiet lane takes you to the Kirkstile Inn, reputed to be one of the best pub/restaurants in the area, that serves as a hub for socializing and enjoying great food. The area is teeming with wildlife, including red squirrels, owls, a variety of birds, hedgehogs, and herons, creating a delightful natural backdrop. For outdoor enthusiasts, there's no shortage of adventure, with direct access to stunning walks from your doorstep, including Low Fell and Fell Barrow, offering breathtaking views of the surrounding landscape. Additionally, the nearby village of Lorton provides a well-stocked local shop for all your everyday needs. Thackthwaite truly combines the beauty of nature with a tight-knit community feel, making it an ideal place to call home.



# INFORMATION

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Viewings: Strictly by appointment through the sole selling agents Fine & Country. Tel 01228 583109

Offers: Offers should be submitted to the selling agents, Fine & Country. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest, or indeed any, offer. All genuinely interested parties are advised to note their interest with the selling agents.

Tenure and Possession: The Freehold title is offered for sale with vacant possession upon completion.

EPC Rating: D (Cottage – E)

Services: Lowside is served by mains water, mains electricity, private drainage (Sewage treatment plant, installed in 2020, located within the property boundary) and oil fired central heating. The property is served by Broadband, currently supplied by BT with average speeds of 6MBPS. Please note - Fibre is currently being installed in the hamlet and will be available very soon.

Council Tax: Local authority – Cumberland council. Tax Band G.

Money Laundering Obligations: In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted

Website and Social Media: Further details of this property as well as all others offered by Fine & Country are available to view on our website [www.fineandcountry.co.uk](http://www.fineandcountry.co.uk). For updates and the latest properties like us on facebook. [com/Fine & Country Cumbria](https://www.facebook.com/Fine&CountryCumbria) and Instagram on [@fineandcountrycumbria](https://www.instagram.com/fineandcountrycumbria)

Referrals: Fine & Country work with preferred providers for the delivery of 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 Fine & Country will receive a referral fee: PIA Financial Solutions – arrangement of mortgage & other products/insurances; Fine & Country will receive a referral fee of £50 per mortgage referral. Figures quoted are inclusive of VAT





GROSS INTERNAL AREA  
 FLOOR 1 200.0 m<sup>2</sup> (2,153 sq.ft.) FLOOR 2 116.6 m<sup>2</sup> (1,255 sq.ft.)  
 TOTAL : 316.6 m<sup>2</sup> (3,408 sq.ft.)  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Main House

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	50 D	75 C
39-54	E		
21-38	F		
1-20	G		

Cottage

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 30.01.2025





# FINE & COUNTRY

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Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things that make a home*

THE FINE & COUNTRY  
FOUNDATION

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