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PROPERTIES

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Bassenthwaite Lake | Cockermouth | Cumbria

Croft House



Accommodation in Brief

Ground Floor

Porch | Entrance Hall | Sitting Room | Double Bedroom with En-Suite Wet Room
Utility Room | Dining Room | Open Plan Kitchen/Living Room

First Floor

Principal Bedroom with En-Suite | Family Bathroom | Two Double Bedrooms









The Property

Croft House is a delightful double-fronted detached property, set in the picturesque semi-rural hamlet of Dubwath. Ideally located near Bassenthwaite Lake and the local sailing club, this charming home boasts breathtaking views of Skiddaw, the surrounding fells and is a beautifully presented tranquil retreat within the renowned Lake District National Park.

The bordered driveway, landscaped front garden and projecting entrance porch combine to create an attractive exterior. The interiors have been thoughtfully refurbished and are now immaculately presented, offering a move-in-ready experience.

Warm engineered oak flooring flows from the welcoming entrance hall through to the dining room and into the spacious, light-filled open-plan kitchen and family room at the rear of the house. The stunning kitchen, designed with timeless shaker-style cabinets and elegant quartz countertops, is equipped with premium appliances, including a Rangemaster stove, an induction hob, and an ultra-quiet extractor fan. A substantial sized kitchen island adds ample storage, workspace, and a spot for casual dining.

This expansive space allows for a spacious seating area complemented by a custom-built bookcase and storage unit. Two large sliding doors of Danish design and manufacture, crafted with timber interiors and aluminium exteriors, flood the room with natural light, provide serene views of the garden and create an inviting atmosphere perfect for both culinary pursuits and entertaining.



The separate sitting room boasts Amtico flooring and enjoys dual-aspect views that extend to Sale Fell. The design optimizes the space and creates an intimate seating area centered around an elegant granite fireplace housing a Chesneys wood burner. The ground floor also includes a comfortable double bedroom with built-in wardrobes located in the hallway, along with a pocket door that opens into a generously sized, accessible en-suite wet room.

Other thoughtful additions, including a useful under-stairs cupboard and a functional utility room that offers extra storage, a sink, space for freestanding appliances and plumbing for a washing machine.

On the first floor, you'll find a spacious airing cupboard that contains a pressurised hot water tank, ensuring a consistent supply of hot water for the power showers in all three bathrooms. All three well-proportioned double bedrooms are neutrally decorated and benefit from built-in wardrobes. The principal bedroom enjoys the added luxury of an en-suite shower room, while dual-aspect windows frame stunning views of Sale Fell out to the front and Binsey Fell to the rear.



Externally

The property occupies a substantial triangular plot, featuring a spacious gravel driveway with ample parking and a turning area for multiple vehicles. The front garden is well-maintained, with a manicured lawn, mature planting borders, and low rendered walling that adds to its charm.

At the rear, a spacious split-level garden provides a variety of areas for both relaxation and recreation, including mature trees, a lush lawn, and a large Indian sandstone patio ideal for al fresco dining and entertaining. Additional features include a well-insulated outbuilding with electricity, an enclosed log store, and a walled garden with a greenhouse and four raised beds, offering plenty of opportunities for gardening and outdoor pursuits.





Local Information

Dubwath is a small hamlet on the edge of beautiful Bassenthwaite Lake in the Lake District National Park which is a designated UNESCO World Heritage site. The property is within walking distance of Bassenthwaite Sailing Club, the charming Bassenthwaite Lake Station tearoom and The Pheasant Inn, a fine traditional pub.

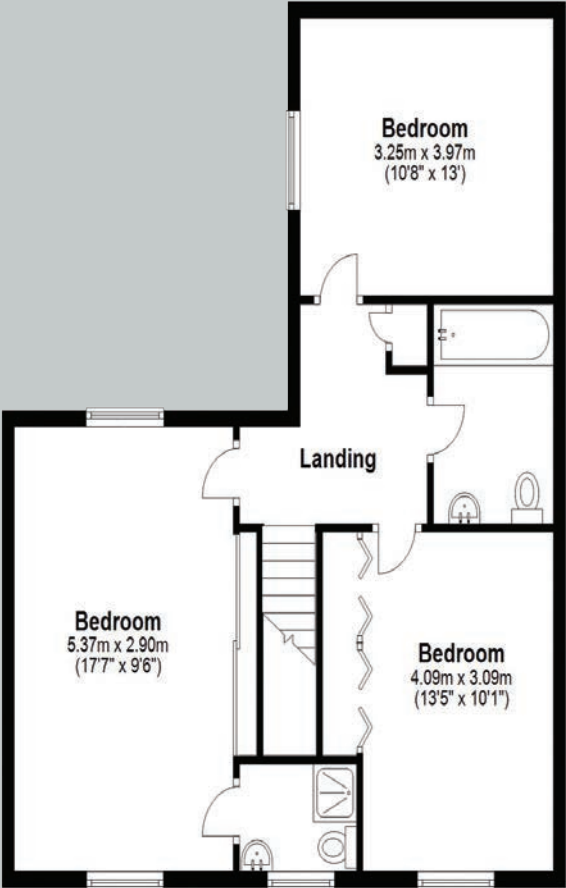
The historic market towns of Cockermouth and Keswick are both easily accessible. Cockermouth offers an abundance of amenities including a wide range of shops, supermarkets, chemists, medical and dental surgeries, sports centre and many restaurants and pubs. Keswick has a thriving community along with a variety of shops, supermarkets, cafes and public houses, together with hotels, banks, garages, library, doctor and dentist surgeries and a market twice a week.

Both towns have highly rated, successful secondary schools and transport is available from the village. St Bees School is nearby which provides private schooling from primary through to sixth form.

For the commuter the A66 gives easy access to the M6 for onward travel north and south and the West Coast main rail line station is easily reached at Penrith or Carlisle.

Floor Plans

Total area: approx. 166.1 sq. metres
(1787.7 sq. feet)



Google Maps

what3words



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Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

Services

Mains electricity, water and drainage.

Oil fired central heating.

Postcode

Council Tax

EPC

Tenure

CA13 9YD

Band E

Rating D

Freehold

Viewings Strictly by Appointment

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