

THE OLD VICARAGE  
ROUTENBECK  
COCKERMOUTH

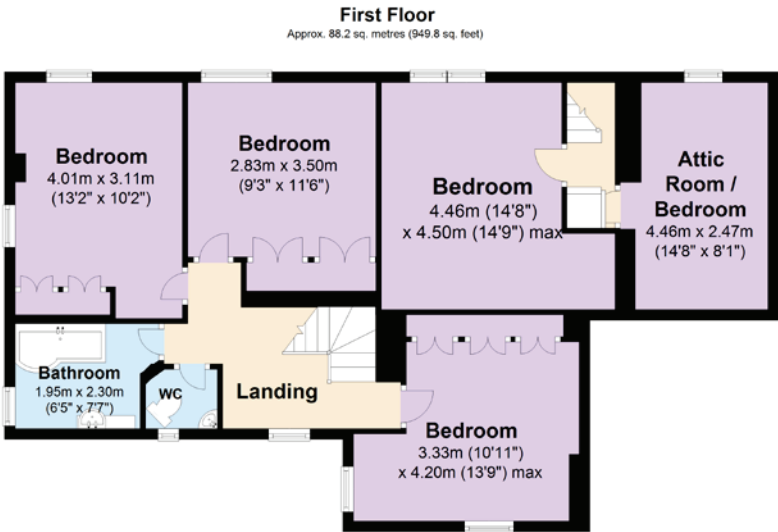
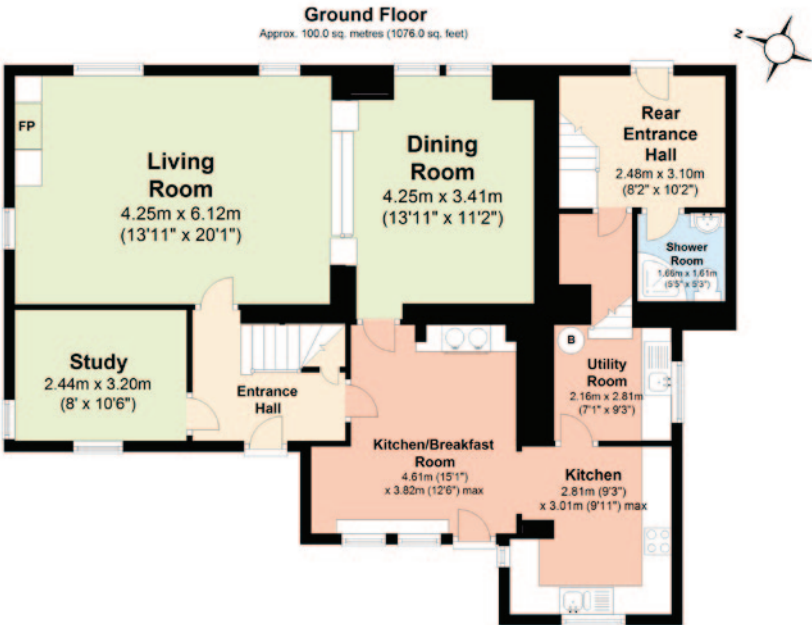
Edwin  
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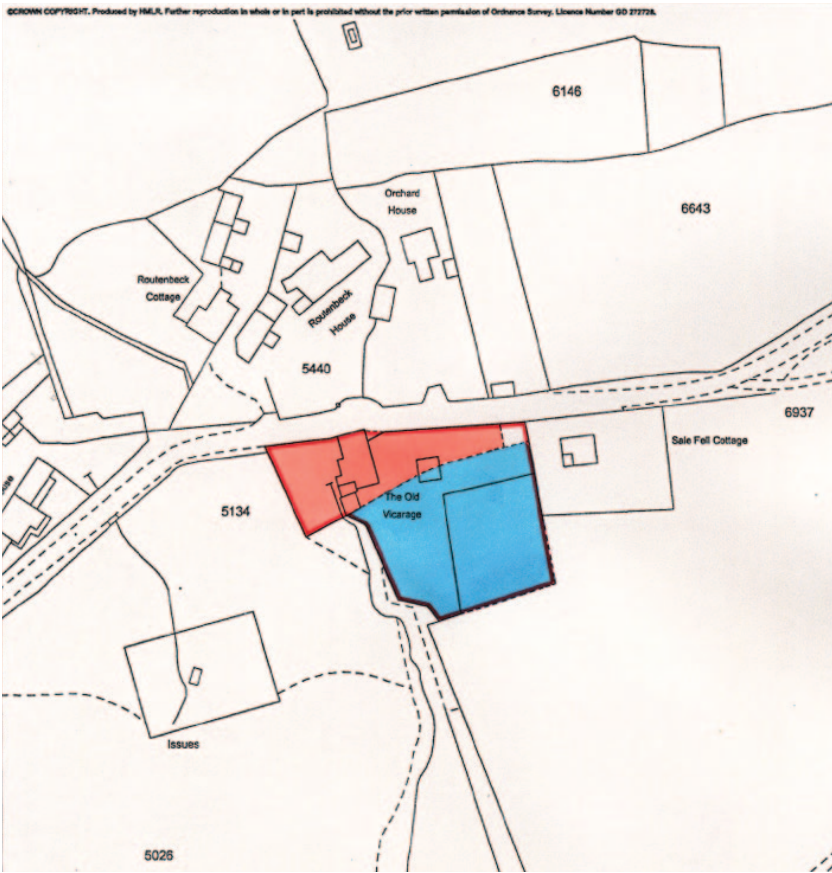


# THE OLD VICARAGE

## ROUTENBECK, COCKERMOUTH, CUMBRIA, CA13 9YN



Total area: approx. 188.2 sq. metres (2025.9 sq. feet)



Address: The Old Vicarage, Routenbeck, COCKERMOUTH, Cumbria, CA13 9YN  
RRN: 9668 9038 7284 5070 4900

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus)			(92 plus)
A			A
(81-91)			B
B			C
(65-80)			D
C			E
(55-64)			F
D			G
(45-54)			
E			
(31-44)			
F			
(21-30)			
G			
(1-20)			
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

### Brief Résumé

Detached four bedroomed character property, presented to a high standard, with double garage and feature large gardens. Delightful rural setting in the National Park with fine views towards nearby Bassenthwaite Lake. Conveniently placed mid-way between Cockermouth and Keswick.

### Description

The Old Vicarage is situated in the small pretty hamlet of Routenbeck which sits at the foot of Sale Fell. The house and gardens back onto attractive woodland which brings a variety of local wildlife into the garden including resident red squirrels. This is a delightful peaceful setting and with the house and grounds being slightly elevated there are delightful views over the valley and of the northern end of Bassenthwaite Lake with Binsey Fell beyond.

The Old Vicarage is a fascinating property which appears to have been extended into the sloping site at various times to create split level accommodation of great character and interest. The house appears very well presented and maintained, has the benefit of uPVC double glazing and oil-fired central heating, and the layout offers a degree of flexibility in the way the house may be used. Briefly, the accommodation provides, on the split level ground floor: covered entrance porch leading to hall, split level lounge/ dining room, study, split level breakfast kitchen, utility room, rear hall and shower room. On the first floor in the main part of the house are three double bedrooms, bathroom and separate wc, and via separate stairs from the rear hallway, a fourth double/ family bedroom and large attic storeroom. Outside an outbuilding provides a two storey garden store/ workshop with wc and washroom. Within the grounds there is a substantial paved hardstanding/ driveway for ample off-road parking which leads to a double garage which is cleverly integrated into the landscaping of the gardens. The gardens themselves are a major feature of this property being relatively large (extending to approximately 0.7 of an acre) which have been skilfully landscaped and designed by the present owner to offer a wealth of interest and opportunity for any enthusiastic gardener. This most delightful property really must be viewed internally to appreciate the wealth of interesting features this property has to offer.

### Location/ Directions

The property is approximately mid-way between Keswick and Cockermouth, both busy market towns offering a wide range of local facilities and amenities, including excellent and very popular schools. The property is very conveniently located a short distance from the A66 which affords excellent road links throughout North West Cumbria, and links to the National motorway network at Junction 40 of the M6 motorway, at Penrith, approximately 24 miles to the east.

To reach The Old Vicarage from Keswick, follow the A66 in a north-westerly direction alongside Bassenthwaite Lake in the direction of Cockermouth. At the far end of Bassenthwaite Lake, at the point where the split dual carriageways converge back to single carriageways, take the left hand turning signposted to The Pheasant Inn, and Wythop Mill. Pass the Pheasant Inn on your left and then turn left, bearing right alongside the woods. The property is a short distance on the left hand side.

### Accommodation:

#### Entrance Porch

Outside covered entrance porch, with hardwood front entrance door having leaded glass panel, leads into:





### Hall

with stairs off to first floor and understairs store cupboard, glazed doors to rooms.

### Lounge / Dining Room

Open plan split level room of great character, the lower level lounge focuses on the open fire grate inset to Lakeland stone fireplace, with polished slate display shelves either side, wall lights, exposed ceiling beams, radiators, uPVC double glazed sash windows facing north and east with fitted vertical blinds and further fixed window. Steps up to:

### Raised Dining Area

with coved ceiling, radiator, ceiling pendant light and wall lights, uPVC double glazed sash window facing east. Door to kitchen.

### Study/ Office

Coved ceiling, wall lights, radiator, uPVC double glazed sash windows facing north and west with fitted vertical blinds.

### Kitchen

An interesting kitchen layout is arranged in two sections with steps opening between, the lower section being a breakfast kitchen area with space for dining table. Oil-fired Aga inset to tiled recess, has two hot plates and two ovens, and is also utilised to provide hot water, beam above with hidden lighting. Fitted cupboards either side of the Aga, feature exposed stonework to walls, exposed beams, quarry tiled floor, shelved wall recess, fitted wall cupboard and book shelves, uPVC double glazed sash windows facing west with fitted bench seat beneath, uPVC double glazed door on the west side leads out to the garden. Step up to:



### Upper Level Kitchen

with range of fitted wall and base cupboards and drawers having contrasting work surfaces and tiled upstands, hidden worktop lights and one and a half bowl sink with mixer tap. Touch control electric ceramic hob, electric oven beneath, integral dishwasher and fridge, quarry tiled floor, uPVC double glazed windows facing north and west, one with fitted roller blind. Oak panelled door to:

### Utility Room

Eurostar oil-fired boiler for central heating, fitted wall and base cupboards and drawer with contrasting worktops and tiled upstands, stainless steel sink with mixer tap, plumbing for washing machine, quarry tiled floor and steps leading up to rear hall, uPVC double glazed window facing south, and half glazed door leading to:

### Rear Hall

Amtico flooring, radiator, useful understairs recess, stairs off to first floor, oak panelled door to shower room, uPVC double glazed door on the east side leading out to the gardens.

### Shower Room

Curve fronted shower cubicle, washbasin with mirror above and cupboards beneath, wc, ladder style radiator, extractor fan, Amtico flooring, tiled walls.



### First Floor

### Stairs and Landing

Second staircase and landing with exposed beams, radiator, door to attic room and oak panelled door to bedroom.

### Attic Storage Room

Low headroom door opening leads into extremely useful boarded out storage room with high ceiling and exposed beams, radiator and low level uPVC double glazed window facing east.

### Bedroom 4

'L'-shaped double/ family bedroom with open ceiling to ridge having exposed roof timbers, radiators, low level uPVC double glazed sash windows facing east.

### Main Stairs and Landing

High ceiling, main loft access, radiator, oak panelled doors to rooms, uPVC double glazed window facing west with polished green slate sill.

### Bedroom 1

Double bedroom with range of fitted built-in wardrobes and airing cupboard, radiator, high ceiling incorporating loft access, over bed wall lights, uPVC double glazed sash windows facing north and west.

### Bedroom 2

Double bedroom with range of built-in wardrobes and cupboards, high ceiling, radiator, uPVC double glazed sash window facing east with fitted roller blind.



### Bedroom 3

Double bedroom with coved ceiling, fitted wardrobes, radiators, uPVC double glazed sash windows facing north and east with fitted roller blinds.

### Bathroom

Panelled shower bath with curved glass shower screen and Mira electric shower, washbasin with wall cupboard and mirror above, cupboards beneath, vinyl flooring, tiled walls, ladder style radiator, extractor fan, shaver point, uPVC double glazed sash window facing north with fitted roller blind.

### Separate WC

Corner wc and corner washbasin, radiator, tiled walls, uPVC double glazed window facing west.

### Outside

### Outbuildings

Comprising adjacent two storey stone built garden store/ workshop incorporating wc and wash room.

### Log Store

### Large Greenhouse

### Double Garage

with remote controlled motorised roller shutter door.



### Gardens and Grounds

The feature gardens extend to three sides of the house and have been extensively landscaped and developed by the present owner. On the west side of the property there is a lawned garden with mature shrubs and trees, and running alongside the western boundary is an attractive little stream. To the south and east are much larger garden areas laid to lawn with numerous well stocked borders throughout, and an intricate network of paths and steps creating interesting and fresh vistas as you walk through the gardens. Raised vegetable beds and fruit cages. The gardens back onto, and extend into, woodland. To the east side of the house is an extensive block paviour driveway and hard standing area providing access to the garage and ample off-road parking.

### Services

Mains electricity and water are connected. Drainage is to a shared septic tank. Space heating is provided by the oil-fired boiler to radiators. Water heating is provided by the oil-fired Aga and supplemented by an electric immersion heater.

### Council Tax

The Allerdale Borough Council website identifies the property as being within Band 'F', and the total Council Tax payable for the year 2018/19 as being £2,562.18.

### Offers

All offers should be made to the Agents, Edwin Thompson Property Services Limited.



### Viewing

Strictly by appointment through the Agents, Edwin Thompson Property Services Limited.

REF: K 4594649





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