



4 Smithy Fold, High Lorton – CA13 9UH  
£395,000

PFK

## 4 Smithy Fold

High Lorton, Cockermouth

A cosy and welcoming, three bedroom mid terrace cottage in the heart of the ever popular Lake District village of Lorton, surrounded by the high fells of Lakeland and enjoying a charming rural environment, 4 Smithy Fold is perfect for a variety of occupiers including families, downsizers or as an easy bolt hole in a stunning location.

The accommodation comprises lounge with multi fuel stove, dining room with space for ten comfortably, kitchen with integral appliances, three well proportioned bedrooms and a three piece bathroom.

Externally there is an enclosed and private rear garden, laid to lawn with mature borders and beautiful views of the fells.

Properties in the centre of Lorton rarely become available, and with the benefit of being sold with no forward chain, this is sure to be popular.

- Three bed mid terrace cottage
- Two reception rooms
- Beautiful Lake District village
- Private rear garden
- No onward chain
- Tenure - freehold
- Council tax - Band D
- EPC rating - TBC





## LOCATION

Situated within the delightful village of Lorton, approx. four miles from Cockermouth and its range of shops and services. Lorton sits within the Lake District National Park and is surrounded by the north western high fells. Lorton also has a village pub, village shop, school and is within just a short drive to the popular Crummock, Buttermere and Loweswater areas.

## ACCOMMODATION

### Entrance Porch

Accessed via wooden entrance door with glazed insert. Tiled floor and further wooden door into:-

### Dining Room

17' 4" x 9' 1" (5.29m x 2.76m)

Dual aspect room with exposed stone wall detailing, exposed oak lintel and tiled floor. Space for eight to ten person dining table and wooden external door providing access to the rear of the property. Twin wooden internal doors with oak lintel above and glazed inserts leading to:-

### Lounge

15' 11" x 10' 4" (4.84m x 3.15m)

Front aspect reception room with multi fuel stove in recessed stone fireplace and hearth, point for TV and laminate flooring. Wooden internal doors with glazed inserts into:-

### Kitchen

10' 2" x 10' 10" (3.09m x 3.29m)

Rear aspect room comprising range of wall and base units in a light, wood effect finish with complementary dark, granite effect counter top and upstand. Stainless steel sink with drainage board and mixer tap, four-burner, counter top mounted gas hob with separate electric oven, stainless steel splash back and extractor fan over, integrated slimline dishwasher and space for freestanding fridge freezer. Wooden external door providing access to the rear garden.





## First Floor

### Landing

With built in, shelved, airing cupboard (also housing the gas boiler). Loft access hatch.

### Bedroom 1

10' 4" x 9' 4" (3.16m x 2.85m)

Front aspect, double bedroom with views toward the Lake District fells.

### Bedroom 2

10' 6" x 9' 1" (3.19m x 2.78m)

Front aspect, double bedroom with views toward the Lake District fells.

### Bedroom 3

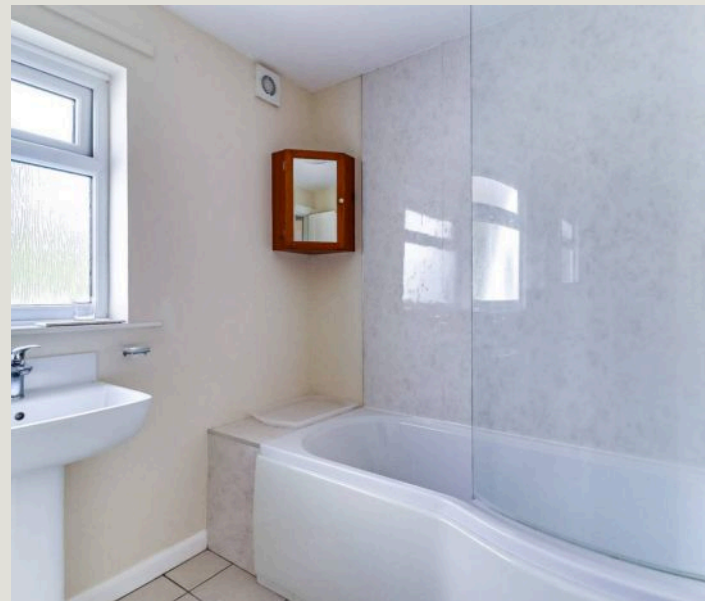
10' 0" x 10' 3" (3.04m x 3.13m)

L-shaped, large single bedroom with partially vaulted ceiling and exposed oak beam. Side aspect window which offers views of the Lake District fells.

### Bathroom

6' 8" x 9' 7" (2.02m x 2.92m)

L-shaped, rear aspect room fitted with three piece suite comprising bath with mains plumbed shower over, WC and wash hand basin. Obscured window, chrome, vertical heated towel rail and tiled floor.



## EXTERNALLY

### Garden

To the rear of the property is a lawned garden with mature shrubbery borders, trees, wooden storage shed and fantastic views of the surrounding fells.

### Parking

Informal parking is available at the front of the property.



## **ADDITIONAL INFORMATION**

### **Directions**

From Cockermouth take the B5292 towards Lorton and, before entering the village, take the left hand junction signposted Braithwaite, Keswick via Whinlatter. Head towards Whinlatter and then take the right hand turn signposted 'Buttermere 7'. Follow the road to the T junction, turn left and the property can be found on the left hand side after approx. 200 yards.

### **Services**

Mains electricity, gas, water & drainage; LPG central heating; double glazing installed throughout. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

### **Referral & Other Payments**

PFK work with preferred providers for 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 PFK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd – completion of sale or purchase – £120 to £210 per transaction; Emma Harrison Financial Services – arrangement of mortgage & other products/insurances – average referral fee earned in 2023 was £222.00; M & G EPCs Ltd – EPC/Floorplan Referrals – EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.







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