



Hill Crest, Ullock, CA14 4TP  
£375,000

PFK

## Hill Crest

Situated in an expansive plot within the quiet rural village of Ullock, Hill Crest is a spacious, Grade II Listed, five bedroom, three bathroom, three reception room character property enjoying an abundance of both internal and external space, and offering a superb opportunity for a large family to put its own stamp on a wonderful period home. The accommodation is well proportioned with generous rooms, high ceilings and an abundance of character features, comprising: lounge with stone fireplace and multi-fuel stove, dining room with space for ten around the table, living-dining kitchen with breakfast bar, oil fired stove and snug living area, utility room, study and downstairs cloakroom. A stone spiral staircase leads to the first floor, where there are five large bedrooms in total, two of which have en-suite shower rooms, and a family bathroom.

Externally the property is approached via its private driveway which leads through the superb garden areas to the parking area and large integral garage at the front of the house. The gardens are laid mainly to lawn with a wide variety of mature trees, shrubbery and beautiful perennials, stone steps lead between the two levels and is a haven for animals and birdlife with red squirrels having been spotted in the garden, alongside a substantial variety of birds. Thanks to its south west orientation receives sun all day, making it a wonderful space to relax.

Homes of this stature and in such a popular location rarely come to market, so an early viewing is a must to avoid missing out.





## Ullock, Workington

Situated in the quiet rural village of Ullock, close to the edge of the Lake District National park and only a short drive to the market town of Cockermouth. Falling within catchment for highly rated local schools- Dean Primary School and Cockermouth Secondary School and with excellent transport links via the A5086 to the west coast employment centres and the western Lake District. The lakes of Loweswater, Crummock and Buttermere, and their surrounding high fells are a short distance away, making this a perfect home for enjoying the great outdoors.

**Directions:** From the main Cockermouth roundabout on the A66, take the Egremont road, A5086. After approx. five miles, turn right signposted Ullock. Follow the road into the village, bearing left, then after approx. 300 yards, just before the railway carriage take the right hand turn and the entrance to Hill Crest can be found in front of you.

**Services:** Mains electricity, water & drainage; oil central heating; single glazing installed throughout. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

- **Grade II listed**
- **Tenure – freehold**
- **Council tax – Band F**
- **EPC rating – TBC**



## ACCOMMODATION

### Entrance/Snug 15' 8" x 10' 4" (4.78m x 3.16m)

Accessed via part glazed, wooden entrance door. A light and airy, dual aspect room with views over the garden, point for TV and space for two sofas. Wooden door to lounge and open plan access into:

### Kitchen 15' 10" x 14' 8" (4.82m x 4.48m)

Fitted with a range of base and wall units with complementary counter tops, tiled splash backs and stainless steel sink/drainers unit with mixer tap. Space/point for freestanding electric cooker and space/point for under counter fridge freezer. Breakfast bar dining space for four persons, wall mounted lighting, oil fired 'Nobel' range, and pantry cupboard. External door giving access to the rear of the property and wooden internal door into utility room.

### Utility Room 5' 0" x 16' 5" (1.53m x 5.00m)

Fitted with a range of base and wall units with complementary counter top and stainless steel sink/drainers unit. Space/power/plumbing for under counter washer/dryer, wall mounted shelving and wooden door to integral garage.

### Lounge 21' 9" x 15' 1" (6.64m x 4.59m)

Light and airy, high ceilinged, triple aspect, reception room with decorative coving, sliding sash windows and points for TV/telephone/broadband. Large, inglenook style, stone built fireplace housing multi fuel stove, feature stone detailed wall and glazed inset looking into kitchen. Wooden double doors with glazed inserts to: -

### Dining Room 15' 7" x 18' 4" (4.74m x 5.60m)

Characterful, rear aspect room with exposed beams, feature stone fireplace and stone mullioned windows. Points for telephone and broadband, wall mounted shelving and dining space for eight to ten people. Wooden door giving access to the kitchen and part glazed, wooden door to the rear hallway.



### Rear Hallway

With exposed oak beams and lintels and stone spiral staircase leading to first floor accommodation. Wooden external door and further inner door to:-

### Study 8' 3" x 8' 1" (2.51m x 2.46m)

Rear aspect room with stone mullioned window and wall mounted shelving.

### WC 8' 2" x 6' 2" (2.50m x 1.89m)

Fitted with WC and wash hand basin. Tiled splash backs and oil fired boiler.

## FIRST FLOOR

### Landing

With exposed oak beams, two built in storage cupboards and wooden doors to all rooms.

### Bedroom 1 16' 0" x 17' 8" (4.88m x 5.38m)

Large, light and airy, high ceilinged, double bedroom overlooking the garden. Decorative coving, built in wardrobe with hanging rail and storage shelving and access to:-

### En Suite Bathroom 10' 1" x 4' 3" (3.08m x 1.30m)

Side aspect room comprising three piece suite with electric shower over bath, WC and wash hand basin.

### Bedroom 2 19' 11" x 16' 4" (6.08m x 4.99m)

Substantial, front aspect, double bedroom with double wooden doors with glazed inserts leading to a Juliette balcony. Exposed oak beams, wall mounted lighting and access via sliding door into:-

### En Suite Shower Room 8' 1" x 5' 2" (2.47m x 1.57m)

Fitted with three piece suite comprising walk-in shower cubicle (electric shower), WC and wash hand basin. Tiled splash backs.



**Bedroom 3** 15' 3" x 14' 11" (4.65m x 4.55m)

Dual aspect, light and airy, double bedroom with exposed oak beams and window lintels, and built in storage cupboard.

**Bedroom 4** 11' 3" x 18' 1" (3.43m x 5.50m)

Rear aspect, double bedroom with exposed oak beams and lintels, stone wall detailing, wall mounted shelving and built in wardrobes.

**Bedroom 5** 7' 10" x 13' 5" (2.38m x 4.10m)

Rear aspect, large single bedroom with exposed beams, built in wardrobes and mezzanine storage area.

**Family Bathroom** 7' 4" x 6' 11" (2.23m x 2.11m)

Front aspect bathroom fitted with three piece suite comprising corner bath with tap connected, handheld shower over, WC and wash hand basin.

**EXTERNALLY**

**Garden**

The property is complemented by a substantial south-west facing garden, laid to lawn with stone steps leading down to a further lower garden. Again, this is substantial in size with lawned area and a wide variety of mature trees, shrubs and perennials. External water tap.

**Double Garage** 4.55m x 5.92m max.

This is a substantial garage with wooden doors to front and rear. Power and lighting.

**Driveway Parking**

The property is approached initially via shared driveway which leads to the property's own private driveway which provides off road parking for three to four cars.









# PFK

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