



Ghyll Croft, Lamplugh, CA14 4TY

Guide Price £450,000

PK

Ghyll Croft

This beautifully situated four-bedroom detached bungalow is located just outside the Lake District National Park, offering panoramic views. The property enjoys stunning vistas stretching towards the coast, with open countryside views to the rear that extend as far as the Solway Coast.

Internally, the spacious accommodation includes a generous lounge/dining room, a sunroom, and a well-equipped kitchen/breakfast room. There are four bedrooms, one of which benefits from an en suite shower room, and a family bathroom. Ready to move into, the bungalow is finished with neutral decor throughout and offers a versatile layout that would be ideal for both a young family or those looking for a retirement property in a serene location.

Externally, the property is complemented by a driveway, an extended garage, a large workshop, and beautifully maintained gardens, all designed to make the most of the incredible views.

Services

Mains electricity & water; septic tank drainage; oil-fired central heating, double 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.

Septic Tank

We have been informed that the property has a septic tank and would advise any prospective purchaser to check it complies with current standards and rules introduced on 1st January 2020.





Lamplugh, Workington

Loweswater Road in Lamplugh is a peaceful, rural area located just outside the Lake District National Park. The area offers stunning natural surroundings, with beautiful views of the nearby fells and open countryside. It is an ideal location for those seeking a tranquil lifestyle, while still being within reach of the picturesque landscapes and amenities of the Lake District. With panoramic views towards the Solway Coast, it provides an excellent setting for properties like Ghyll Croft, which benefit from the serenity and beauty of the area.

Directions

To reach Ghyll Croft, Lamplugh from Cockermouth, head southwest on the A5086, following signs for Lamplugh. Continue for approximately 3.5 miles until you reach the village, then turn left onto Loweswater Road and follow it for about 1 mile. Ghyll Croft will be on the right-hand side, with a For Sale board clearly displayed. The what3words location for the property is: [///flexibly.physical.rotate](https://www.what3words.com////flexibly.physical.rotate)

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



ACCOMMODATION

Porch

Accessed via a UPVC door from outside, this useful space serves well as a boot room, with windows overlooking the front of the property.

Entrance Hall

4' 3" x 28' 3" (1.30m x 8.60m)

The property is entered through a uPVC front entrance door. Featuring coving to the ceiling and incorporating cloakroom with hanging space.

Lounge/Dining Room

24' 11" x 12' 10" (7.60m x 3.90m)

Running from the front to the rear sun room, the property offers a fantastic lounge space with ample room for both a living area and a dining area, perfect for the whole family. Featuring coving to the ceiling, patio doors leading to the conservatory, a feature fireplace with a wooden lintel and log burning stove, as well as two radiators.

Breakfast Kitchen

10' 2" x 17' 5" (3.10m x 5.30m)

The extensively fitted kitchen features solid oak base and wall units with chrome handles, high-gloss marble worktops, and an integrated dishwasher and fridge. It includes a white one-and-a-half sink with drainer and tiled splashbacks, along with an attractive arched area above the cooker. Additional features include a radiator, tiled flooring, and stunning views of the garden.

Sun Room

8' 10" x 18' 1" (2.70m x 5.50m)

With beautiful views to the rear of the property, the sun room offers a versatile space that could easily be used for a variety of purposes.



Bedroom 1

8' 2" x 10' 2" (2.50m x 3.10m)

A well-proportioned double bedroom positioned to the front of the property, with a window enjoying a front aspect. Currently used as a craft room. Door leading through to the en suite.

En-Suite

5' 3" x 6' 3" (1.60m x 1.90m)

Comprises a three-piece suite including a corner shower enclosure, WC, and pedestal sink. The walls are fully tiled, complemented by spotlighting.

Bedroom 2

10' 2" x 13' 1" (3.10m x 4.00m)

A rear aspect double bedroom enjoying beautiful views over the garden.

Bedroom 3

9' 2" x 12' 10" (2.80m x 3.90m)

A front aspect double bedroom enjoying views over the front of the property.

Bedroom 4

9' 2" x 8' 10" (2.80m x 2.70m)

A front aspect double bedroom currently used as a home office, offering lovely views over the front garden.

Bathroom

10' 2" x 8' 6" (3.10m x 2.60m)

A well-appointed bathroom fitted with a four-piece suite comprising a shower, bath, WC, and pedestal sink. Finished with tiled walls and flooring, the room also benefits from a heated towel rail and a frosted window to the rear for natural light and privacy.





EXTERNALLY

Front Garden

To the front of the property, there is a spacious lawn area, bordered by attractive shrubbery.

Rear Garden

The rear garden is a standout feature of the property, set across several tiers and comprising a lawn, pebbled pathways, a garden pond, shrubbery and perennials and patio seating areas. It offers stunning, scenic views of the western Lake District and is fully secure, providing both beauty and privacy.

Driveway Parking

The driveway offers off-road parking for multiple vehicles, with ample space for several cars and even a motorhome.

Double Garage

Measuring 8m x 3m, the large garage provides ample space for small cars or additional storage. It is equipped with electricity and power.

Workshop Building

20' 4" x 9' 6" (6.20m x 2.90m)

A large workshop/shed is situated in the garden, separate from the garage. It provides an excellent space for outdoor storage and workshop purposes. Separated into two spaces.

Tool Shed

4' 11" x 8' 6" (1.50m x 2.60m)

A large workshop/shed is situated in the garden, separate from the garage. It provides an excellent space for outdoor storage and workshop purposes.







Floor 0 Building 1



Floor 0 Building 2



Floor 0 Building 3

PFK

Approximate total area⁽¹⁾

1943 ft²

180.4 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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