



Prospect House, Distington, CA14 4PP

Guide Price £399,950

PFK

Prospect House

The Property

Set within a small and private setting shared with just three other distinguished homes, this **magnificent seven/eight bedroom Georgian residence** is rich in history and filled with original character. Offered to the market with **no onward chain**, this is a rare opportunity to purchase a much loved family home with generous proportions, beautiful gardens, and endless potential to personalise and update to suit modern living. The approach is particularly striking, a long sweeping driveway leads up from the road and creates a real sense of privacy, while still enjoying the reassuring feel of neighbours nearby. The location combines peaceful surroundings with excellent convenience for Cockermouth, Workington and Whitehaven, with good access to local schools, amenities and major employment centres along the west Cumbrian coast. Internally, the property showcases all the hallmarks of classic Georgian architecture; generous proportions, elegant symmetry, high ceilings and large windows that fill the rooms with natural light. A welcoming entrance vestibule opens into a spacious central hallway, large enough to serve as an additional reception space, and featuring a graceful spiral staircase rising to the upper floors. The ground floor accommodation includes a formal lounge with tall glazed doors opening onto the gardens, a large dining kitchen, and an extended utility area housing the boiler, a shower room, and access to two sizeable cellar rooms offering excellent storage or future potential. To the first floor, there are three substantial double bedrooms and a family bathroom, all well proportioned and full of period charm. The second floor provides four further bedrooms, with one accessed through another, offering flexibility to create a dressing room, ensuite, or additional bedroom as required.



Prospect House

The Property continued

Externally, the property sits within over an acre of established grounds, including tiered lawns, seating areas, and space for hobbies or further landscaping. To the front, there is ample private driveway parking, a garage, and a selection of timber outbuildings, ideal for storage or workshop use.

While technically a mid-terraced residence, the expansive setting and long approach give the property a distinct sense of privacy and presence, more akin to a mews style home in feel. A home of real architectural interest and potential, offered with no onward chain. Perfectly suited to a growing family or those seeking space, style, and the opportunity to create something truly special.

- Grand Georgian residence situated on edge of Distington, Workington
- 7/8 well proportioned bedrooms, with original period features and flexible layout options
- Elegant reception spaces including a formal lounge, large dining kitchen, & generous central hallway.
- Set in over an acre of beautifully maintained grounds with tiered lawns, seating areas & hobby space
- Council Tax: Band D
- Tenure: Freehold
- EPC rating E





Prospect House

Location & Directions

Situated just outside the town of Workington, this property enjoys a semi rural feel while remaining well connected to nearby amenities. The location offers excellent access to the A596 and A595, making travel to Cockermouth (approx. 15 mins), Whitehaven (20 mins) and further afield very convenient. Workington itself provides a full range of facilities including supermarkets, retail parks, restaurants and leisure centres. There are well regarded primary and secondary schools nearby, as well as access to employment hubs along the west Cumbrian coast. For outdoor pursuits, the Lake District National Park is within easy reach, offering walking, cycling and a range of countryside activities.

Directions

The property can be located using either CA14 4PP or
What3words:///defend.epidemics.unwanted



ACCOMMODATION

Entrance Vestibule

Approached via part glazed UPVC door with windows to front and side elevations, radiator and traditional wooden entrance doors leading to hallway.

Hallway

A welcoming hallway with feature spiral staircase leading to first floor accommodation, space to be utilised as a second reception room/dining room with large window to front elevation, radiator and doors to lounge and dining kitchen.

Lounge

20' 4" x 14' 3" (6.19m x 4.34m)

Beautiful formal reception room with feature marble fire surround, original cornicing and ceiling rose, radiator, and patio doors with glazing above leading out to the decked patio and gardens at the rear.

Dining Kitchen

13' 11" x 19' 2" (4.24m x 5.85m)

The kitchen is fitted with a range of traditional wooden wall and base units with contrasting work surfacing incorporating sink and drainer unit, double electric oven integrated at eye level, space for large fridge/freezer and dishwasher. There is ample space for a large dining table, as well as an attractive wood burning stove set in a traditional marble surround, large window overlooking the grounds at the rear and patio doors with glazing above leading out to a large decked patio arear.

Inner Hallway

Radiator, door to laundry room.

Utility Area

23' 0" x 6' 0" (7.00m x 1.84m)

A large utility area with plumbing for white goods, matching wall and base units, work surfacing with sink and drainer, radiator, doors providing access to the shower room and cellar, and opening to side porch.



Shower Room

7' 7" x 5' 11" (2.31m x 1.81m)

Fitted with modern three piece suite comprising low level WC, wash hand basin and walk in panelled shower cubicle with mains shower, coved ceiling, chrome radiator and tiled flooring.

Side Porch

5' 7" x 6' 3" (1.71m x 1.91m)

Door leading out to the front of the property, window and oil boiler.

FIRST FLOOR LANDING

Stairs continue on to the second floor galleried landing, with full length arched window to front elevation, radiator and doors to bedrooms 1-3 and bathroom.

Bedroom 1

12' 4" x 13' 7" (3.77m x 4.13m)

Large double bedroom with coved ceiling, window and radiator.

Bedroom 2

14' 3" x 19' 3" (4.34m x 5.88m)

Large double bedroom with twin windows overlooking the grounds to the rear, original cornicing, feature fireplace set in traditional surround with marbled backplate, radiator.

Inner Landing

Doors to bedroom 3 and the bathroom.

Bedroom 3

14' 3" x 14' 1" (4.35m x 4.29m)

Double bedroom with large window, coved ceiling and radiator.

Family Bathroom

9' 11" x 6' 1" (3.03m x 1.86m)

Fitted with a three piece white suite comprising close coupled WC, wash hand basin set on vanity unit and P shaped bath with tiled splashback, window and radiator.



SECOND FLOOR LANDING

Bedroom 4

13' 5" x 12' 4" (4.08m x 3.75m)

Double bedroom with window and radiator.

Dressing Room/Bedroom 8

11' 0" x 10' 2" (3.36m x 3.10m)

Provides access to Bedroom 5, could be utilised as a dressing room or converted to provide an ensuite/Jack and Jill bathroom. With window.

Bedroom 5

14' 5" x 10' 1" (4.39m x 3.07m)

Double bedroom with window and radiator.

Bedroom 6

14' 2" x 11' 8" (4.31m x 3.55m)

Double bedroom with storage cupboard, window and radiator.

Bedroom 7

13' 6" x 11' 0" (4.12m x 3.36m)

Double bedroom with fitted wardrobes to one wall, window and radiator.





GARDEN

The property occupies a substantial and private plot extending to over an acre, offering a rare combination of formal gardens, practical outdoor space, and a peaceful setting. Accessed via a long, sweeping driveway from the roadside, shared with only three other properties, the approach provides an immediate sense of exclusivity and seclusion. The property benefits from a collection of timber outbuildings, ideal for storage, workshop use, or a range of hobby related purposes. The main gardens lie to the rear of the property, where a lush, level lawn provides a beautiful setting for outdoor enjoyment. A decked patio area, accessible from the main reception rooms is perfect for alfresco dining or relaxing in the sun. Beyond this, a series of tiered garden areas are accessed via stone steps, creating a variety of distinct outdoor zones. These levels include further lawned sections and useful utility areas, ideal for growing, storage or creative landscaping. The grounds are thoughtfully planted and well established, with a wide selection of wild flowers, perennials and mature shrubs, creating interest and colour throughout the seasons while also encouraging local wildlife. The outdoor space offers a rare blend of natural beauty, practicality and privacy – a perfect complement to the home's elegant Georgian architecture.

DRIVEWAY

3 Parking Spaces

There is ample private parking for multiple vehicles

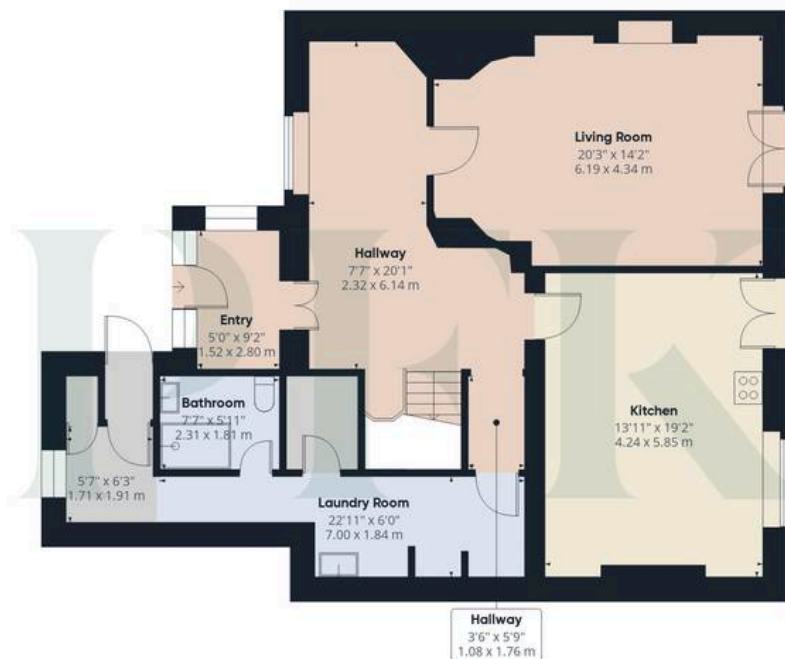
GARAGE

Single Garage

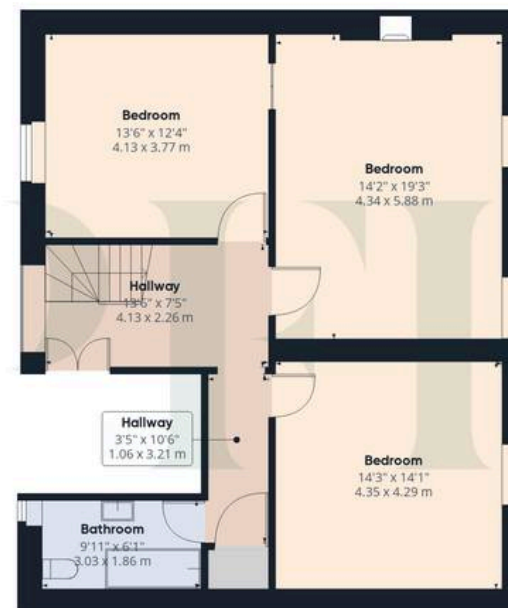
Detached single garage







Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

2766 ft²

256.9 m²

Reduced headroom

10 ft²

0.9 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> (92+) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	54	83

England, Scotland & Wales

EU Directive
2002/91/EC



ADDITIONAL INFORMATION

Services

Mains electricity, water and septic tank drainage. Oil fired central heating and double glazing installed. 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.

Deed of Covenant

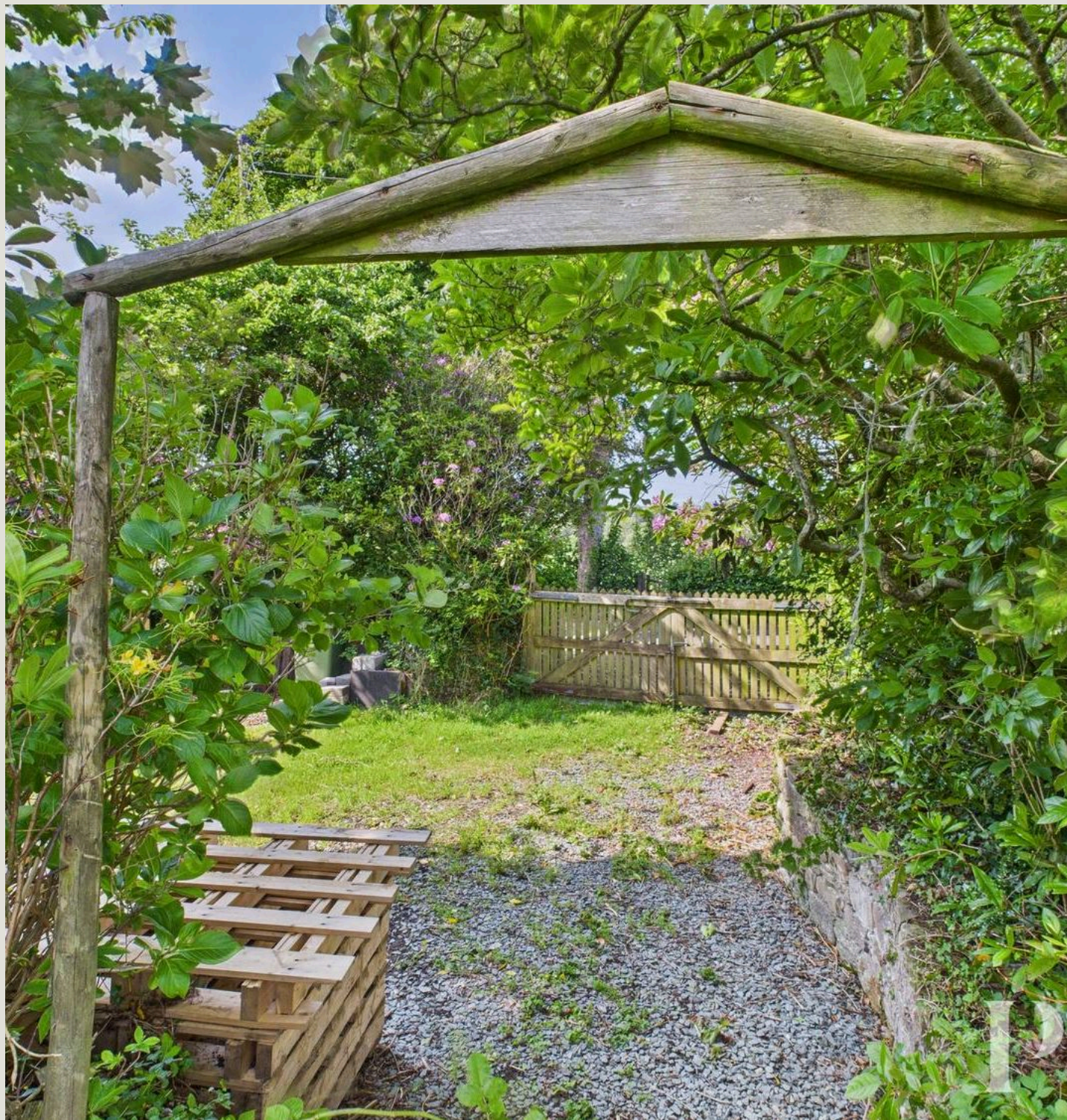
A Deed of Covenant exists to clarify the obligations that the owners of the 5 properties have in relation to maintenance of access roads and septic tank. Detailed information is available from PFK to interested parties.

Septic Tank

We have been informed that the property has a shared septic tank and complies with the current standards and rules introduced on 1st January 2020. Interested parties are advised to satisfy themselves in regards to this. Prospect House Management Company was set up in 2019 to oversee maintenance of the septic tank, the owners of the four properties contribute equally to its maintenance.

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 2024 was £221.00; M & G EPCs Ltd – EPC/Floorplan Referrals – EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. Anti Money Laundering (AML) compliance check via Landmark referral between £8.50 to £15.50. All figures quoted are inclusive of VAT.





PFK Estate Agency Cockermouth

68 Main Street Cockermouth, Cumbria - CA13 9LU

01900 826205

cockermouth@pfk.co.uk

www.pfk.co.uk/

PFK

