



4 The Green, Lamplugh, CA14 4TY

Guide Price **£365,000**

PFK

4 The Green

The Property

Enjoying a superb position in the popular village of Lamplugh, on the very edge of the Lake District National Park, this spacious, extended three bed semi detached offers fantastic family sized accommodation, with large garden and detached two storey garage.

The accommodation is well presented and has recently undergone an extension and tasteful refurbishment to create a warm and welcoming home, with superb open plan living dining-kitchen, the family centred heart of the home.

Comprising; lounge with brick fireplace and multi fuel stove, open plan living dining kitchen with island unit, gas range, integral appliances, walk in pantry cupboard, and space for not only a three piece suite but dining space for 8, and French doors to the garden and patio. An entrance hall/ boot room and downstairs WC complete the ground floor. To the first floor are three generous double bedrooms and a four piece family bathroom.

Externally there is a large lawned garden, with patio seating area, further enclosed lawn area, off road parking for up to 6 cars, and a detached two storey garage which subject to appropriate planning permissions could easily convert to a small air bnb, or work from home space.

Sold with no onward chain and in an idyllic position, this is a perfect home for an adventurous outdoors family who want to take advantage of living in such close proximity to the National Park.

Please note: the property is subject to a section 157 local occupancy restriction/condition and must be sold to someone who lives or works in Cumbria.





4 The Green

Location & Directions

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.

Directions

From Cockermouth, head southwest on the A5086, following signs for Lamplugh. Take the left turn signposted 'Lamplugh Church' then follow the road past the left hand turn for Loweswater, and take the next left onto the gravelled access track where the property can be found on the left.



- Extended three bed semi
- Well appointed with flexible living spaces
- Open plan living-dining kitchen
- Large garden, 2 storey garage and fell views
- No onward chain
- Council Tax: Band C
- Tenure: Freehold
- EPC Band E
- Local Occupancy Restriction

ACCOMMODATION

Entrance Hall

Accessed via composite door with double glazed insert. Entrance hall is fitted with a range of base and wall units in a contemporary shaker style and complementary wood effect counter tops, wood panelled walls and tiled floor.

Cloakroom

Rear aspect room with WC and wash hand basin with built in storage, panelled walls, heated towel rail, tiled floor

Kitchen

Rear aspect room with views towards the Lake District fells and open plan access into living-dining area. Kitchen comprises a range of base and wall units in a contemporary shaker style finish with complementary wood effect counter top and upstand, island unit in the same finishes provides ample storage and dining for three. Plumbing for American style fridge freezer, point for gas range with extractor fan over. Composite sink with drainage board and mixer tap, integral dish washer. Walk in pantry cupboard with built in shelving. Wine cooler, laminate flooring

Living/Dining/Family room

Fantastic extension to the property provides a light filled living area with dining space for 8, French doors to the garden and patio, and open plan access into the kitchen, this is the true heart of the home.

Lounge

Dual aspect room with fell views to the rear, decorative coving, point for wall mounted TV, brick fireplace with multi fuel stove and slate hearth, oak flooring.



FIRST FLOOR LANDING

Rear aspect window with fell views, loft access via hatch.

Bedroom 1

Front aspect double bedroom with open country views, exposed floorboards and point for TV.

Bedroom 2

Rear aspect double bedroom with fell views.

Bedroom 3

Front aspect double bedroom with built in storage cupboards and open country views.

Bathroom

Rear aspect room comprising four piece suite; bath, WC, wash hand basin and walk in shower cubicle and mains powered shower. Tiled flooring, wood panelled walls.

EXTERNALLY

Rear Garden

Large rear lawned garden with mature hedge borders, patio seating area, fenced off further lawned area ideal for vegetable plots, keeping chickens, as dog kennel area or as a garden for potential airbnb. The gardens enjoy a private quiet setting with views towards the fells.

Off street

6 Parking Spaces

Off road parking for up to 6 cars.

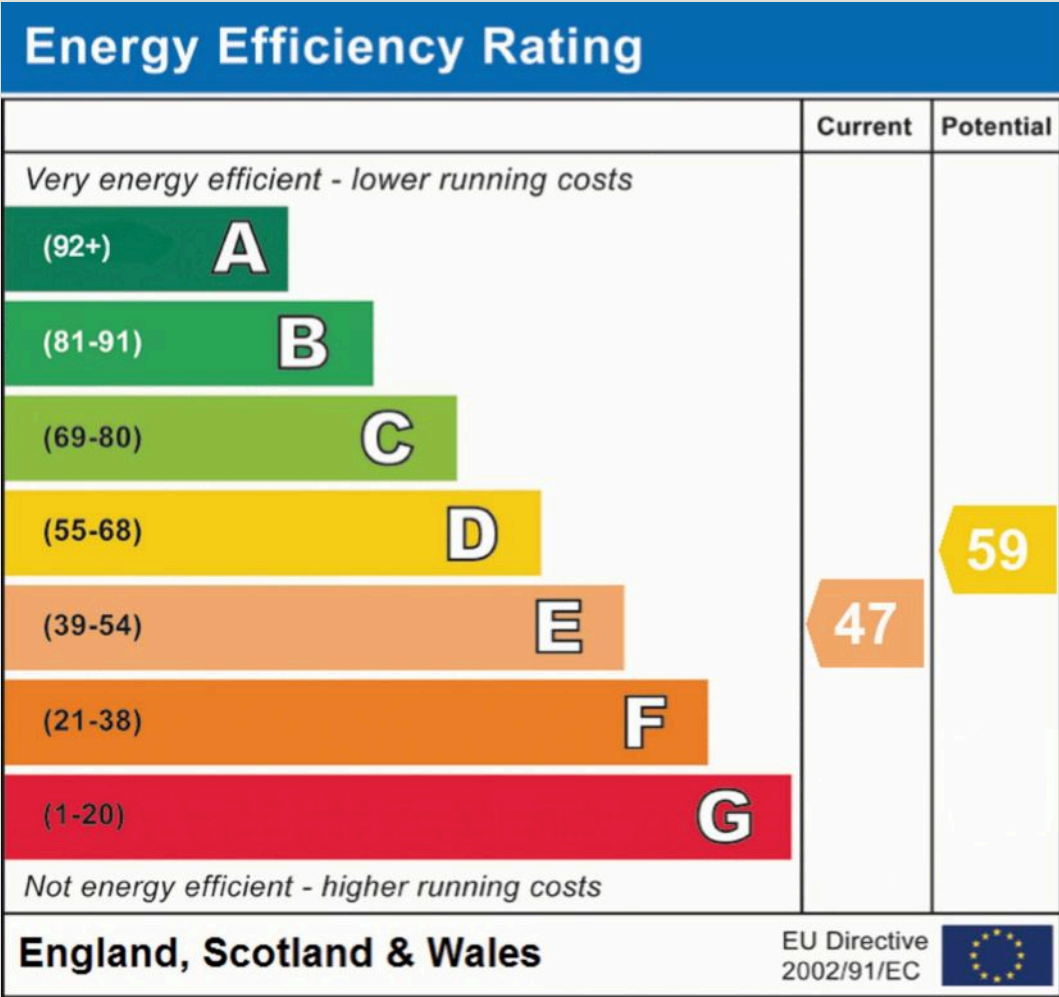
Garage

Single Garage

Detached two storey garage, with potential for conversion subject to planning permission.







ADDITIONAL INFORMATION

Services

Mains electricity, water and septic tank drainage, LPG central heating, double glazed 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.

Local Occupancy Clause

Please note: the property is subject to a section 157 local occupancy restriction/condition and must be sold to someone who lives or works in Cumbria.

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.





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