



Tithe Cottage, Mosser, CA13 0RB
Guide Price: £230,000

PFK

Tithe Cottage

The Property

Tucked away in a small courtyard development of similar properties, in a quiet part of the Lake District sits Tithe Cottage, a comfortable three bed two bath characterful cottage with generously proportioned rooms and a fantastic location, within biking distance of Crummock, Buttermere and Ennerdale valleys and the corresponding lakes and high fells.

The accommodation is well presented and comprises large lounge with feature exposed stone wall and floor to ceiling window flooding the space in natural light, dining kitchen with space for a 6 person table, ground floor shower room, three double bedrooms of varying proportions and a family bathroom with shower over the bath.

The property has been used as a holiday let quite successfully for many years and enjoys a significant amount of repeat business. In July 2025 the Lake District National Park authority granted planning permission for a change in usage which would allow the property to be occupied as a permanent home to some one complying with the local occupancy clauses- full details of which are available upon request. This creates a fantastic opportunity for someone looking to continue the holiday letting business or to enjoy a quiet peaceful home in a beautiful rural location.





Tithe Cottage

Directions

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The property can be found by using what 3 words [///straw.torch.roadways](http://straw.torch.roadways)

- Three bed character cottage
- Two bathrooms and spacious rooms
- Quiet National Park location
- No onward chain
- Well presented accommodation
- Tenure: Freehold
- EPC Band D
- Council Tax: Business rates as presently run as a holiday cottage



ACCOMMODATION

Entrance hall

16' 5" x 6' 0" (5.00m x 1.83m)

Accessed via wooden external door with glazed insert, tiled floor, built in storage cupboard, stairs to first floor landing, under stairs storage area

Lounge

15' 0" x 16' 11" (4.58m x 5.15m)

Dual aspect light and airy room with floor to ceiling window to the front, exposed stone wall detailing, laminate flooring, point for TV.

Kitchen

15' 1" x 12' 10" (4.60m x 3.92m)

Dual aspect room fitted with a range of base and wall units in a wood effect finish and complementary green granite effect counter top. Counter top mounted ceramic hob with separate electric oven and grill, and extractor fan over. Composite sink with mixer tap, space for free standing fridge freezer, plumbing for under counter washer and dish washer. Tiled flooring, dining space for up to a 6 person table

Shower room

6' 6" x 5' 0" (1.98m x 1.53m)

Comprising corner shower cubicle with mains pressure shower, WC and wash hand basin. tiled walls and floor

First floor landing

3' 10" x 7' 7" (1.16m x 2.31m)

Loft access via hatch, skylight, walk in airing cupboard with exposed wooden floorboards and hot water cylinder.

Bedroom one

15' 0" x 9' 7" (4.57m x 2.92m)

Front aspect double bedroom with skylight and exposed floor boards



Bedroom two

8' 2" x 17' 9" (2.50m x 5.42m)

Rear aspect double bedroom with skylight

Bedroom three

6' 9" x 20' 3" (2.05m x 6.16m)

Front aspect large single/ small double bedroom with skylight

Bathroom

5' 7" x 9' 2" (1.70m x 2.80m)

Front aspect room comprising three piece suite; mains pressure shower over bath, WC and wash hand basin. Tiled walls and exposed wooden floorboards.

EXTERNALLY**Off street**

2 Parking Spaces

Parking space for two cars within the development.



ADDITIONAL INFORMATION

Services

Mains electricity & water, septic tank drainage. Oil central heating and 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.

Referrals & 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 :
Naphthens 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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