

Low House

KEEKLE | CLEATOR MOOR | CUMBRIA



FINEST
PROPERTIES



A beautiful traditional farmhouse with annexe
offering multi-generational living, gorgeous
gardens and extensive outbuildings with
development potential

Whitehaven Harbour 3.2 miles | Egremont 4.3 miles | St Bees 4.7 miles | Cockermouth 14.0 miles
Keswick 24.3 miles | Carlisle 40.5 miles | M6 Junction 42 41.8 miles





Accommodation in Brief

Main House

Hall | Sitting Room | Dining Room | Conservatory | Kitchen | Utility Room
Study | Cloakroom/WC | Understairs Wine Store | Log Store
First Floor Sitting Room | Principal Bedroom | Two Further Bedrooms
Family Bathroom

Annexe

Sitting Room | Dining Room | Kitchen | Cloakroom/WC
Understairs Wine Store | Three First Floor Bedrooms | Bathroom
Second Floor Bedroom

Detached Conservatory Spa

Hot Tub Room | Sauna | Shower & WC | Seating Area/Gym

Outbuildings

Entrance Porch | Long Store | Mid Store | Display Area | Office
Viewing Area | Kitchen | Two WCs | Store Room | Storage

Externally

Landscaped Gardens | Outdoor Seating Areas
Planting Beds & Greenhouse | Orchard | Woodland & River Bank
Workshop | Tool Shed | Barn with Potential | Garage | Extensive Parking







The Property

Low House is an attractive and appealing detached period farmhouse nestled in around 1.26 acres of wonderful gardens and grounds amidst scenic West Cumbrian countryside. The property comprises the lovely and spacious main house along with a flexible annexe offering a host of possibilities.

An extensive range of outbuildings with concrete hardstanding provide yet more options to develop and extend, with huge potential for commercial opportunities and ventures, subject to the relevant planning. There is a full range of services to the outbuildings, ensuring that they can be utilised for a wide range of purposes.

Low House has remained in the ownership of the same family for over 60 years, and throughout that time has been beautifully maintained and updated with whole-hearted care and attention to create the superb home that stands today. Modern touches include triple glazing throughout both the house and annexe.

Main House

The main house benefits from welcoming and spacious reception rooms offering space to relax and entertain. The sitting room has lovely views over the gardens and a feature fireplace with a woodburning stove. Original exposed beams are a reminder of the history of the building. The dining room has beautiful stone flagged flooring and flows through glazed double doors to the large conservatory. Panoramic views stretch away across unspoiled countryside and French doors open to the courtyard and gardens. An old well sunken in the floor beneath toughened glass is a wonderful and unusual feature. The kitchen has a country house feel with quality modern fixtures and fittings. Elegant cabinetry provides storage and workspace with a range of discreet integrated appliances. There is lots of space for a table and chairs for casual dining. Adjoining the kitchen is incredibly generous utility room with an abundance of further storage and workspace, additional sink and access to the courtyard. The utility room also links to a vast log store with potential to develop and configure as further accommodation. A generous study completes the ground floor accommodation and offers the perfect spot to work from home, combining with the excellent WiFi that is available throughout the property.

There are three bedrooms arranged across the first floor along with a fabulous sitting room. This gorgeous reception room benefits from a soaring vaulted ceiling, exposed stone feature wall and French doors to a balcony. The elevated position brings spectacular far-reaching views of the Lakeland Fells. The principal bedroom has ample fitted wardrobes and all bedrooms are served by the handsome bathroom with suite comprising freestanding rolltop bath, separate shower, wash hand basin and WC.

Adjoining the house is the huge barn which is ripe for development, subject to securing the necessary consents. This could become further accommodation to the house, or perhaps a self-contained annexe/apartment with the potential to operate as an Airbnb or holiday let.



Annexe

The annexe is a self-contained four bedroom property with accommodation over three floors. Developed by the current owners as private accommodation for family members, this is a complete home with sitting room, dining room and fully-stocked kitchen on the ground floor and three light and airy bedrooms on the first floor. The bedrooms are served by a fully tiled bathroom with bath, separate shower, wash hand basin and WC. A second staircase leads up to a fourth bedroom that is filled with light from two skylights.

The annexe can easily be incorporated into the main house to offer a huge family home if required. As a private property it is a fantastic home for dependent relatives, or could be utilised as a holiday let to generate an additional income stream.





Detached Conservatory Spa

Sitting to the rear of the house is a detached conservatory spa, bringing a touch of indulgent luxury. The suite within incorporates a hot tub room, sauna with shower facilities and a seating area that is currently used as a gym.

Outbuildings

An impressive range of outbuildings sit to the north of the property and again offer tremendous development potential. The buildings include huge store rooms, a kitchen, WCs and office space which are all very well-maintained and fully serviced by power, water and WiFi coverage. This ensures that they buildings can be used for a host of possible requirements. Concrete hardstanding adds yet more practicality, and further supports the outbuildings for commercial ventures, providing excellent access and an abundance of parking.



Externally

Low House sits within extensive gardens and grounds extending in all to around 1.26 acres. Attractive formal gardens sit to the south west of the house, with manicured lawns sheltered by mature trees and hedging. Raised planting beds and a greenhouse will appeal to the keen kitchen gardener and there is also an established and productive orchard with a mix of fruit trees. Pathways wind through a gorgeous mix of colourful plants and shrubs. An expansive courtyard area wraps around the rear of the property and combines with seating areas dotted amongst the gardens to ensure there is always a spot to catch the sun.

In addition to the formal gardens there is also area of woodland with delightful pathways and steps leading down to the edge of the River Keekle which bubbles peacefully past. The riverside is a haven for wildlife and an idyllic escape right on the doorstep of Low House. The property benefits from fishing rights on this stretch of the river.

Low House is reached via a private lane leading to parking space beside the main house, accessed through remote controlled security gates. There is even more parking available at the outbuildings where a sweeping car park offers space for numerous vehicles and a garage sits to one side.





Local Information

Low House is situated to the north west of Cleator Moor, just outside the western edge of the Lake District National Park and close to some of the most iconic Lakeland Fells including Great Gable, Green Gable and High Crag. Peaceful Ennerdale Water lies nearby and there are numerous walks in the area for all levels of walker. The Cumbrian coastline with its numerous beaches and walks is also within easy reach.

Cleator Moor is a small and peaceful village with a good range of day-to-day amenities. Whitehaven is only a few minutes to the west, with its pretty harbour, railway station and a comprehensive range of amenities including shops, restaurants and leisure facilities. The village links to the West Cumbria Cycle Network, which also forms part of the Sustrans C2C Cycle Route from Whitehaven to Sunderland. A wealth of schools, both primary and secondary, are on offer in the surrounding area.

The village of St Bees is a short drive away, known for its sandy beaches and St Bees Head which is the most westerly point of Cumbria. The Lake District National Park is easily accessible offering a variety of activities for the outdoor enthusiast and there is easy access to surrounding towns and villages such as Workington and Cockermouth, along with onward access to Keswick and Penrith.

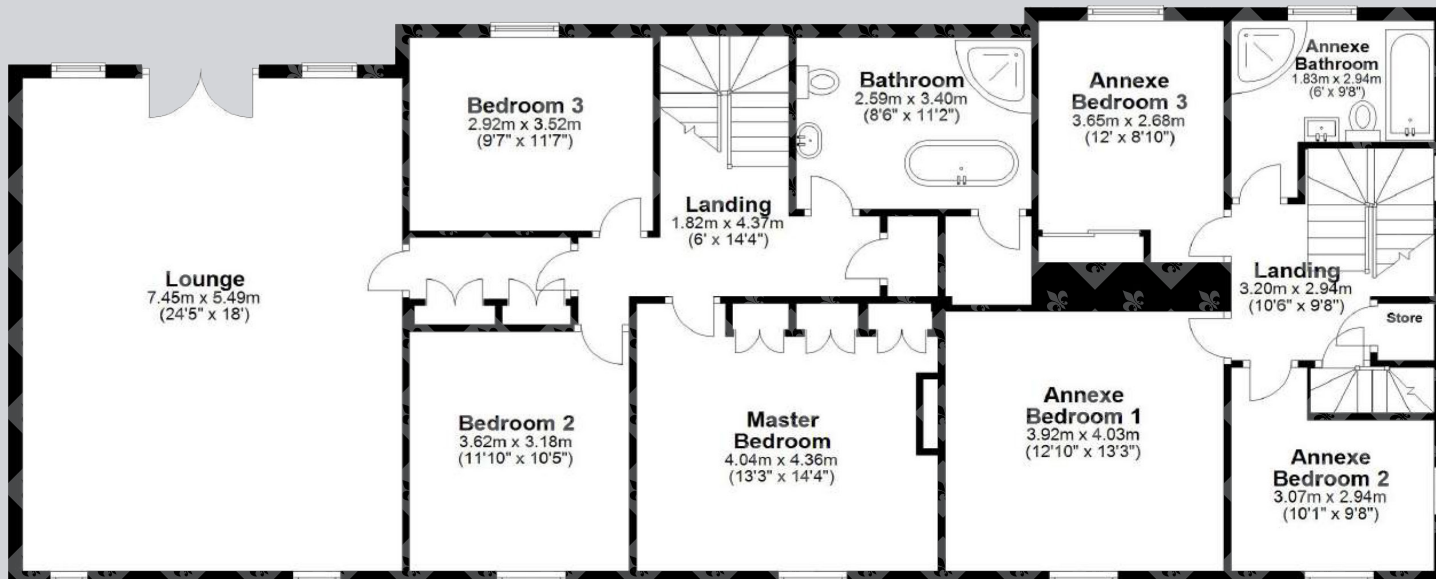
The A595 coastal road provides excellent access both north and south. The regional centre of Carlisle provides comprehensive cultural, recreational and shopping facilities with quick access to the M6 for onward travel north and south. The rail station at Carlisle provides regular services to major UK cities north and south and also services east to Newcastle.

Floor Plans

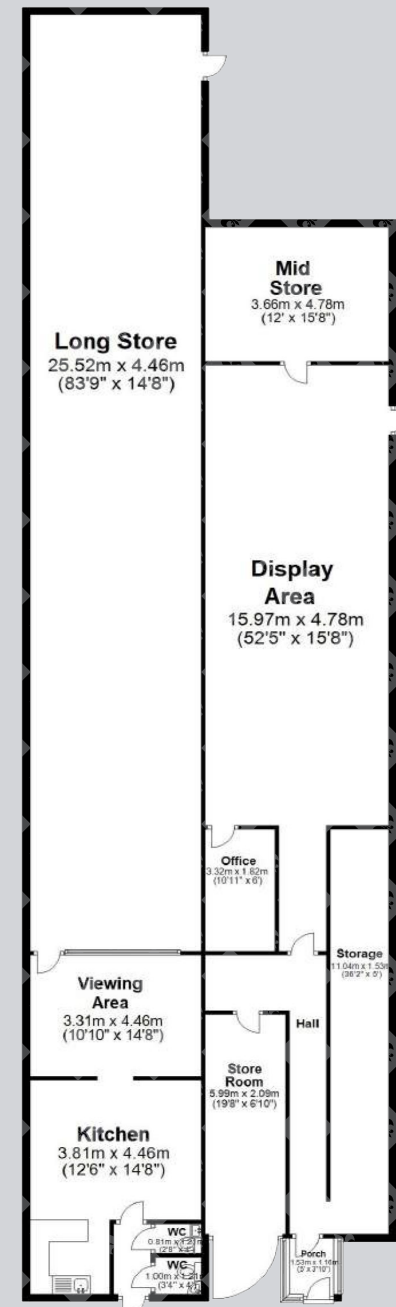
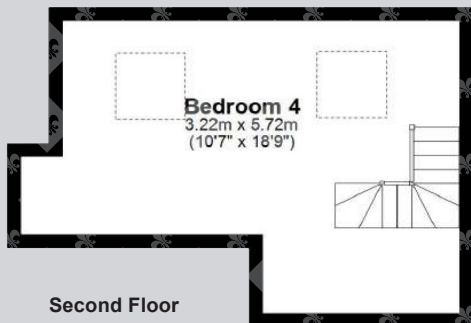


Ground Floor

First Floor



Second Floor



Ground Floor Outbuildings

Directions

From the A595 outside Whitehaven follow signs for West Cumberland Hospital, leaving the A595 to join Homewood Road.

Pass the hospital on the right-hand side, continuing for 0.8 miles to the T-junction with Cleator Moor Road (B5295).

Turn right and continue for 0.9 miles. Just after crossing the stone bridge over the River Keekle, turn left and follow the lane for 0.2 miles.

The property is on the left-hand side.

Google Maps

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Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

Services

Mains electricity and water. Drainage to septic tank. Oil-fired central heating. Electric Programmable Storage Units. Whole site wired for WiFi. Power backup system for computer and security systems.

Postcode

CA25 5RH

Council Tax

Band E

Tenure

Freehold

EPC

House - Rating D

Annexe – Rating D

Outbuildings – Rating C

Viewings Strictly by Appointment

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