



Lowther

£270,000

18 Lowther Village, Lowther, Penrith, Cumbria, CA10 2HP

Located within the Lake District National Park, this Grade II* Listed 18th-century cottage perfectly marries historical charm with modern convenience. Recently used as a holiday let, this delightful home is offered with no onward chain making it an ideal opportunity for those seeking a seamless transition into a new chapter of life. The cottage's thoughtful layout ensures that every inch of space is utilised efficiently, providing a harmonious blend of comfort and functionality.

Upon entering, you're greeted by a welcoming entrance hall, complete with carpeted stairs leading to the upper floor. The hall provides easy access to the living room, kitchen/ diner and downstairs WC. Leading from the hallway into the kitchen/ diner, which is the true heart of the home, offering ample space for culinary creations and family gatherings. The layout is designed to maximise both space and light, creating an inviting atmosphere where memories are made.

Quick Overview

- 18th Century cottage
- 2 Impressive double bedrooms
- Kitchen/ dining room
- Living room & log burner
- Idyllic location
- Grade II* Listed
- No onward chain
- Rear yard
- Ample parking to rear
- Superfast broadband available



2



2



1



Superfast
available



Parking
available

Property Reference: P0443



Kitchen



Kitchen/ Diner



Living Room



Living Room

Whether you're preparing a feast or enjoying a quiet morning coffee, this kitchen is sure to inspire. Featuring integrated electric hob, oven and extractor. Integrated microwave, dishwasher and fridge/ freezer. Stainless steel sink with hot and cold taps. Grey coloured worktop with sage coloured wall and base units. Part tiled with laminate flooring. Window to front and rear aspect. The living room is a cosy haven, ideal for relaxing evenings by the log burner or entertaining guests. Its characterful features, including exposed wooden beams, add a touch of rustic elegance making it a space you'll love to retreat to. Two windows to the front aspect and one to the rear aspect bathe the space in natural light. Laminate flooring.

Practicality is not overlooked, with a convenient utility room allowing access to the rear yard, which houses the boiler, basin and integrated washing machine/ tumble dryer. There is also a downstairs WC.

Upstairs, you'll find two impressive bedrooms both with pitched ceilings and exposed beams that add a sense of spaciousness, enhancing the historic character of the home. Bedroom 1 is a spacious double bedroom with En-suite. Carpet flooring. Window to rear aspect with a little roof window. Three piece En- suite with double shower, WC, basin and heated towel rail. Part tiled with tiled flooring. Roof window. Bedroom 2 is a large double bedroom with carpet flooring, window to rear aspect and little roof window. Three piece shower room with double shower, WC, basin, heated towel rail and exposed wooden beams. Part tiled with tiled flooring. Window to rear aspect.

We have been advised the internal doors and flooring is Woodpecker engineered oak.

Outside, the rear yard offers a serene spot for sitting and enjoying the outdoors, bordered by a charming stone wall that adds to the cottage's rustic appeal. Ample parking to rear. There is also an external store with electrics and water.

Lowther is a small village located within the Lake District National Park and approximately 1 miles from Hackthorpe village which offers a primary school, public house and village hall. The market town of Penrith is approximately 5 miles away offering local shops, bars and restaurants. Good transport links including bus services, railway station with links to North and South and M6 motorway.

Accommodation with approx. dimensions

Ground Floor

Entrance Hall

Utility Room 8' 7" x 6' 4" (2.62m x 1.93m)

Kitchen/ diner 11' 11" x 11' 8" (3.63m x 3.56m)

Living Room 17' 6" x 12' 0" (5.33m x 3.66m)

Downstairs WC

First Floor

Bedroom One 17' 5" x 12' 6" (5.31m x 3.81m)

En- suite

Bedroom Two 12' 1" x 11' 9" (3.68m x 3.58m)

Shower Room

Outside

Store 13' 1" x 10' 1" (3.99m x 3.07m)

Property Information

Tenure

Leasehold
999 years as of 1st January 2015
Leasehold property, lease expires on 31st December 3013 on a Peppercorn rent

Ground Rent

We have been advised there is no ground rent at the property, nor has the current home owner been asked to contribute to a Ground Rent

Service Charge

We have been advised there is no Service Charge

Planning

Approval for alterations from Eden District Council. Application No. 16/6336
Completion date of 26th May 2017

Council Tax

Band B
Westmorland & Furness Council
The current owner had a Holiday let exemption

Agents Notes

The property was recently used as a holiday let

Services and Utilities

Mains electricity, mains water, mains drainage and oil fired heating

Broadband Speed

Superfast available

Directions

From Penrith at Kemplay Bank Roundabout, take the 4th exit onto Kemplay Bank/ A6. Drive through the village of Clifton heading for the village of Hackthorpe. Turn right just before the village and right again at the signpost for Lowther. The property will be on the right hand side

What3words Location

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Viewings

By appointment with Hackney and Leigh's Penrith office

Price

£270,000

Anti Money Laundering (AML) Regulations

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Bedroom One



Bedroom Two



Bathroom



Rear Yard

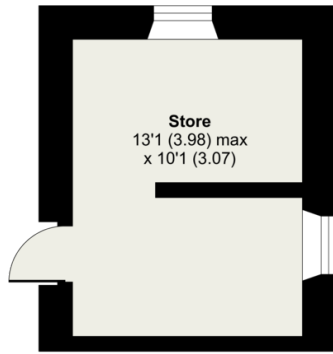
18 Lowther Village, Lowther, Penrith, CA10 2HP

Approximate Area = 1093 sq ft / 101.5 sq m

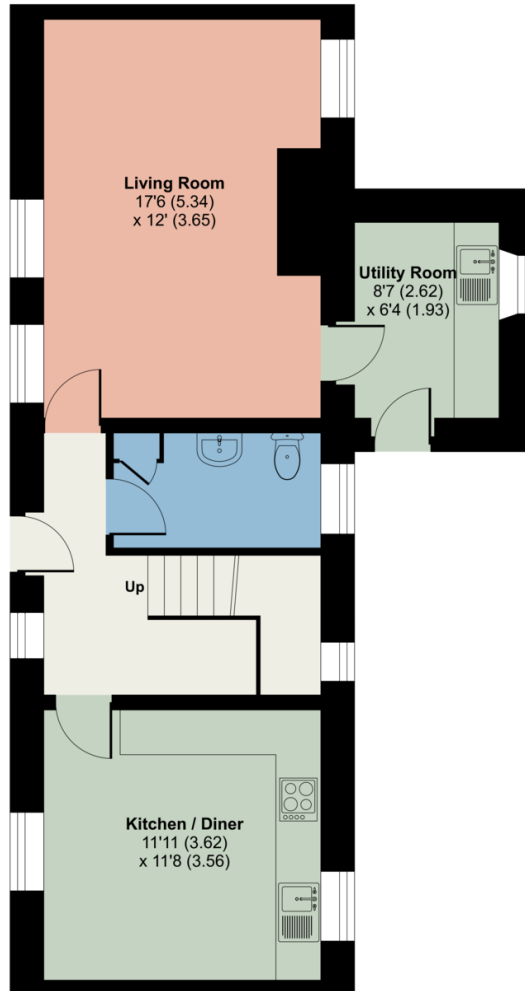
Outbuilding = 132 sq ft / 12.2 sq m

Total = 1225 sq ft / 113.8 sq m

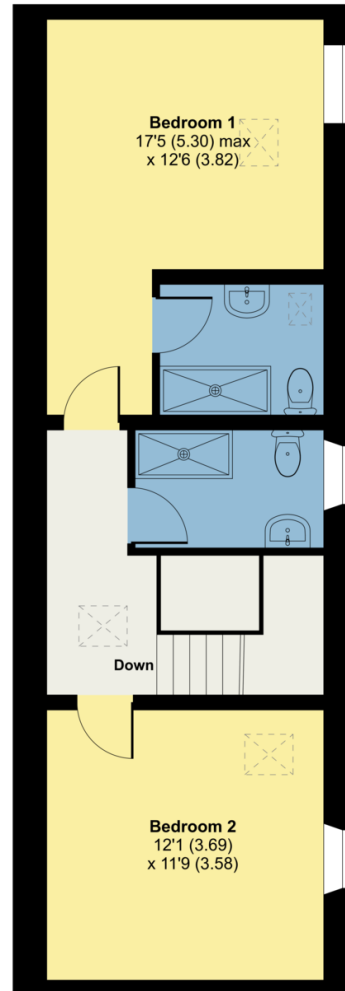
For identification only - Not to scale



OUTBUILDING



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nìcheom 2025. Produced for Hackney & Leigh. REF: 1287455

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