



Lowther

£260,000

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

Embrace the enchanting allure of this Grade II* Listed 18th-century cottage, a true slice of history nestled in a picturesque setting within the Lake District National Park. Recently serving as a holiday let, with the convenience of no onward chain, this quaint and quirky home offers a unique blend of rustic charm and modern comfort. Whether you're starting a new chapter or seeking a peaceful retreat, this home is ready to welcome you with open arms.

As you step through the front door, you're greeted by a welcoming entrance hall where a beautiful staircase lead gracefully to the upper floor, setting the tone for the rest of the home, while offering a warm and inviting atmosphere from the moment you arrive. A handy storage cupboard is also tucked away allowing you to keep your everyday essentials neatly organised and out of sight.

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



1



1



Superfast
broadband
available



Parking available

Property Reference: P0444



Entrance Hall



Kitchen/ Diner



Kitchen/ Diner



Living Room

To your left, the entrance hall provides access to the living room, a perfect haven for relaxation and entertaining. A charming log burner with surround creates a cosy ambience that's perfect for those chilly evenings. Imagine curling up with a good book or enjoying a glass of wine by the fire as the gentle crackle of the logs fill the room with warmth. The room is beautifully illuminated by an abundance of natural light, thanks to its thoughtful design featuring two windows to the front and two to the rear aspect that flood the room with natural light. Access to rear aspect. The heart of the home is undoubtedly the kitchen/ dining room, a delightful space that combines functionality with style. Whether you're a budding chef or simply enjoy preparing family meals, this kitchen is well-equipped to meet your needs. Featuring integrated electric hob, oven and extractor with integrated microwave, dishwasher, fridge/ freezer and washing machine/ tumble dryer. Stainless steel sink with hot and cold taps. Light grey coloured worktops with sage coloured wall and base units. Part tiled with laminate flooring. Window to side aspect. Conveniently located on the ground floor is a discreet downstairs WC for added convenience.

Venture upstairs to find two charming bedrooms, each offering a serene haven for rest and relaxation and family bathroom. Bedroom 1 is a large double bedroom with pitched ceiling, exposed wooden beams and storage cupboard. Carpet flooring with roof window and window to rear aspect. Bedroom 2 is an equally impressive double bedroom with pitched ceiling and exposed wooden beams. Carpet flooring. Two little roof windows and a quirky corner window invite streams of natural light to dance across the room. Three piece bathroom with bath, WC and basin with hot and cold taps. Exposed wooden beams and heated towel rail. Part tiled with tiled flooring. Window to rear aspect.

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

Outside, the cottage's exterior exudes timeless appeal, with its traditional stone façade and low maintenance rear yard, perfect for enjoying a morning coffee or an evening glass of wine. Additionally, there is a rear external store housing the oil tank. Ample parking available.

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

Kitchen/ diner 12' 1" x 11' 3" (3.68m x 3.43m)

Living Room 11' 9" x 11' 9" (3.58m x 3.58m)

Downstairs WC

First Floor

Bedroom One 12' 0" x 11' 9" (3.66m x 3.58m)

Bedroom Two 12' 3" x 11' 9" (3.73m x 3.58m)

Bathroom

Property Information

Tenure

Leasehold

999 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

///devoured.comet.coaster

Viewings

By appointment with Hackney and Leigh's Penrith office

Price

£260,000

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

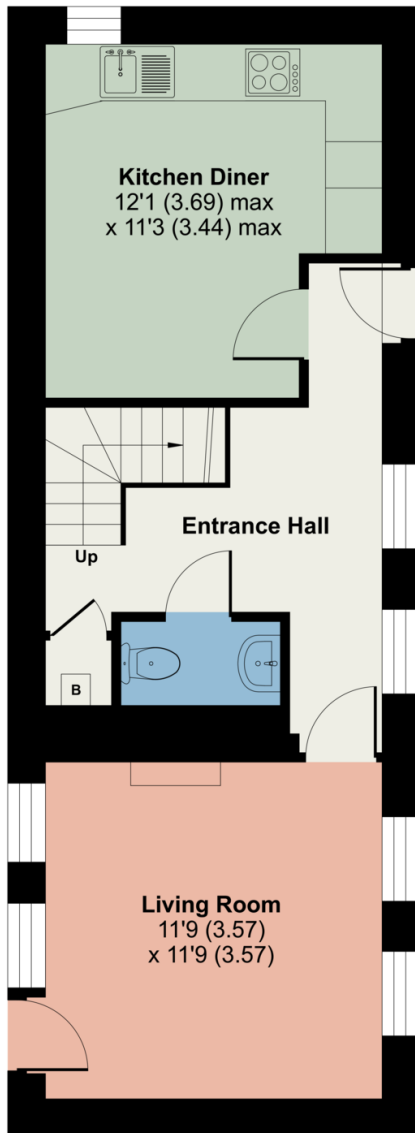


Rear Yard

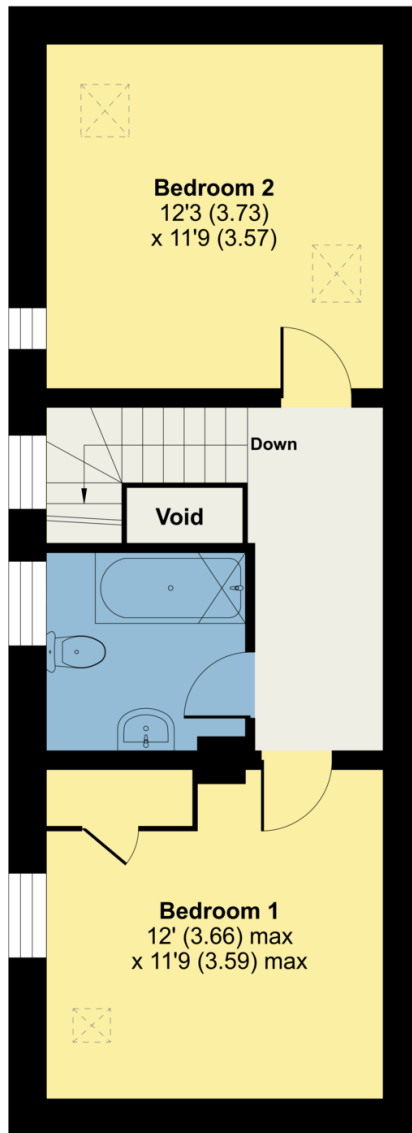
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Approximate Area = 860 sq ft / 79.8 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1288431

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