



11

Bedrooms

4

Bathrooms







PROPERTY DESCRIPTION

Chapel House is a delightful, detached conversion from a former chapel into a large family home. Chapel House has wonderful views across open farmland of the Lakeland Hills and the Solway Firth. The property has been sympathetically renovated while retaining many of the original features.

Chapel House boasts 6 bedrooms, 3 bathrooms, 2 reception rooms, a kitchen/diner, as well as a separate dining room, downstairs WC and utility room. Through an interconnecting door, you will find a further 5 bedrooms, 2 bathrooms, 1 reception room, kitchen, separate dining room and downstairs WC. The property offers ample space to be divided into two separate dwellings that would suit multi-generational living, or as holiday homes.

The property benefits from south-facing mature gardens, which are not over-looked, with 2 large lawns, private gated parking for several vehicles, sheds and a log store with a further plot that could be used for an allotment, for example.

Chapel House is within proximity of Blue Flag Beach at Allonby, the Georgian town of Cockermouth (5 miles away) and the popular town of Keswick (15 miles away). Both Cockermouth and Keswick offer potential purchasers an array of shops, pubs, cafes and restaurants. Bassenthwaite Lake and the mountains of Blencathra, as well as the rest of the Lake District National Park are within easy reach. The village of Prospect benefits from a local pub and village shop.

Chapel House is ideal for exploring both coast and country, providing ample space and amenities for families or holiday makers alike.

METHOD OF SALE

The property is offered for sale by Private Treaty. The Vendor reserves the right to amend these particulars, not to accept any offer received or to withdraw the property from sale at any time. A closing date for offers may be fixed, and prospective purchasers are advised to register their interest with the selling Agents following an inspection.

VIEWING

Strictly by arrangement with the Sole Agents:

**Mitchells Land Agency, Lakeland Livestock Centre, Cockermouth,
Cumbria, CA13 0QQ.**

Tel: 01900 822016. Email: info@mitchellslandagency.co.uk

SERVICES

The properties benefit from gas central heating as well as mains electricity, water, and drainage.

VALUED ADDED TAX (VAT)

VAT will be charged if applicable.

LOCATION



limiting.available.curls



Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾
3929.41 ft²
365.05 m²

Reduced headroom
221.19 ft²
20.55 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIIRAFFE360

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | 56 D |
| 39-54 | E | | |
| 21-38 | F | 28 F | |
| 1-20 | G | | |

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|-------|---------------|---------|-----------|
|-------|---------------|---------|-----------|

