

**WILKES
GREEN
HILL**

Residential
Estate Agents
Letting Agents

18 Lowther Village, Lowther, CA10 2HP



- **Refurbished Grade 2 * Listed 18th Century Cottage**
- **Historic Model Village in the Lake District National Park**
- **Living Room, Dining Kitchen, Utility Room + Cloakroom**
- **2 Bedrooms, 1 En-Suite + Shower Room**
- **Enclosed Rear Yard, Stone Outhouse + Shared Parking Area**
- **Oil Central Heating via a Condensing Boiler**
- **Tenure Leashold - 999 years from 1/1/2015.**
- **Currently rated for Business Rates. EPC - Exempt**

Price £290,000

This exquisite cottage, in the historic model village of Lowther and within the Lake District National Park, has been recently refurbished to a high standard throughout and oozes the style, charm and character of the original building, whilst having a wealth of modern upgrades. The accommodation comprises: Entrance Hall, Living Room, Dining Kitchen, Utility Room and Cloakroom, 2 Bedrooms, 1 with En-Suite and a House Shower Room. The cottages are set around an open lawned courtyard with vehicle access to the rear where there is an Off Road Parking Area. There is also an Enclosed Yard to the rear of the cottage and a stone Outhouse. The property also has the benefit of Oil Fired Central Heating via a Condensing Boiler and has a woodburning Stove in the living room.

The cottage is currently successful holiday let through Sally's Cottages:

<https://www.sallyscottages.co.uk/cottage/89679-18-lowther-village>

Location

From Penrith, Head south on the A6, signposted Eamont Bridge and Clifton. Continue through Clifton to the village of Hackthorpe. Take the first right turn into Hackthorpe and then turn right again, signposted to Lowther Village.

Amenities

In the village of Hackthorpe, there is an infant and primary school, a village hall and a public house. In the village of Askham, approximately 1 ½ miles, there is a village shop and Post Office, a Church, Village Hall, an open air swimming pool and 2 public houses. All main facilities are in Penrith, approximately 4 ½ miles. Penrith is a popular market town with a population of around 15,000 people and facilities include: infant, junior and secondary schools with a further/higher education facility at Newton Rigg University of Cumbria. There are 3 supermarkets and a good range of locally owned and national high street shops. Leisure facilities include: swimming pool, climbing wall, golf course, rugby and cricket clubs. Penrith is known as the Gateway to the North Lakes and is conveniently situated for Ullswater and access to the fells.

Services

Mains water, drainage and electricity are connected to the property. Heating is via an oil fired condensing boiler.

Tenure

The vendor informs us that the property is leasehold, being a 999 year lease from 1st January 2015.

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

ACCOMMODATION

Entrance

Through a timber panelled door to the;

Hall

Having oak flooring, a single radiator and a multi pane casement window to the front with colonial style shutters. Stairs lead to the first floor and oak panel doors with strap hinges and Suffolk latches lead off.



Living Room 12'1 x 17'5 (3.68m x 5.31m)

A stove is set in a sandstone surround and the flooring is oak. There are two double radiators, a TV point, three wall light points and a 5amp lighting circuit. Multi panel windows, with colonial style shutters, face to the front and rear and an oak door leads to the utility room.



Dining Kitchen 11'8 x 11'8 (3.56m x 3.56m)

Fitted with Shaker style units with a wood effect work surface incorporating a stainless steel single drainer sink, mixer tap and a tiled splash back. The kitchen is equipped with a built in electric oven and combination microwave, a ceramic hob with a stainless steel splash back and extractor hood, an integral fridge freezer and dishwasher. There are recessed ceiling lights, wood effect laminate flooring, a double radiator and multi pane windows to the front and rear.



Cloakroom 8'8 x 5'1 (2.64m x 1.55m)

Fitted with a traditional style toilet and wash basin. There are recessed downlights to the ceiling, a heated towel rail and a built in cupboard housing the pressurised "Megaflo" hot water tank. The floor is ceramic tiled and there is a multi pane window to the rear.

**Utility Room 6'3 x 8'7 (1.91m x 2.62m)**

Having built in units to one wall with an oak block work surface incorporating a Belfast sink and mixer tap. There is an integrated washer/dryer and the tall unit houses the Worcester oil fired condensing boiler providing the hot water and central heating. A wall cupboard housing the MCB consumer unit. The flooring is oak and there is a single radiator, a multi pane window to the rear and a wood panel door leading outside.

First Floor - Landing

The ceiling is open to the apex with exposed beams and a double glazed roof light. There is a single radiator and oak doors off.

**Bedroom One 11'10 x 11'2 (3.61m x 3.40m)**

The ceiling is open to the apex with exposed beams and a double glazed roof light. There is a double radiator, a multi pane window with colonial style shutters to the rear and an oak door to the;



En-Suite 6'10 x 5'9 (2.08m x 1.75m)

Fitted with a traditional style toilet and wash basin and a shower enclosure, tiled to two sides with a mains fed shower. The walls are part tiled and the floor is tiled. The ceiling is sloped with exposed beams, recessed down lights and a double glazed roof light.

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

The ceiling is open with exposed beams and a small double glazed roof light. There is a double radiator and a multi pane window with colonial style shutters, to the rear.

**Shower Room 8'1 x 5'3 (2.46m x 1.60m)**

Fitted with a traditional style toilet and wash basin and a shower enclosure, tiled to two sides with a mains fed shower. The walls are part tiled and the floor is tiled. The ceiling is sloped with an exposed beam and a multi pane window faces to the rear.



Outside

Access to to the front is across a shared courtyard, mainly to grass with a path around.

There is vehicle access to the rear where there is a shared parking area.



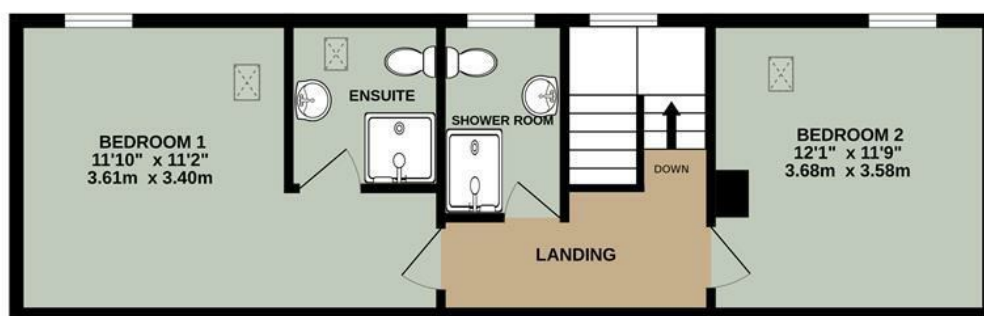
To the rear of the house is an enclosed yard with a stone wall around and a stone built outhouse opposite.



GROUND FLOOR
538 sq.ft. (50.0 sq.m.) approx.



1ST FLOOR
476 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA : 1014 sq.ft. (94.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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