



 The Old Vicarage





# The Old Vicarage

Church Lane, Lorton, CA13 9UN

A magnificent Victorian detached former vicarage occupying a superb 1.2 acre private site featuring extensive beautifully mature landscaped gardens. Nestling on Church Lane, a tranquil leafy side road in an idyllic rural Lakeland setting at the periphery of the sought after Lorton village, offering spectacular views of the surrounding fells and Lorton Valley.

Benefiting from recent comprehensive upgrading by the present owners to provide an immaculate standard of tastefully appointed accommodation, the main house includes four double bedrooms plus a dressing room or additional bedroom together with an integral self-contained five room annexe which is suitable for a variety of uses.

Additionally, the adjacent charming detached former coach house with its two en-suite bedrooms can provide separate guest accommodation, home working facilities or rental income from lucrative holiday rentals.

## Quick Overview

Magnificent elegant Victorian detached house in the Lake District National Park

Superb 1.2 acre private site with beautifully mature landscaped wooded gardens and entertaining facilities

Spectacular views to the majestic fells in the Lorton Valley

Idyllic rural Lakeland setting on a tranquil side road at the periphery of the sought after Lorton village

Four miles from Cockermouth and seven miles from Keswick

Comprehensively upgraded and immaculately presented accommodation retaining fine original period features

Four en-suite double bedrooms plus en-suite dressing room and family bathroom

Three reception rooms and fully fitted dining kitchen

Integral self-contained versatile annexe with five rooms and bathroom

Detached former coach house including two en-suite guest bedrooms if required and garage







# Location

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Located approximately seven miles from Keswick and four miles from Cockermouth, Lorton is delightfully situated in the glorious picturesque Vale of Lorton close to Loweswater, Crummock Water, Buttermere and the Lakeland passes of Whinlatter, Newlands and Honnister.

The village has a wonderful community spirit with an active social calendar and a wide range of amenities including a public house, 12th century church, village hall, acclaimed tennis club, convenience store and primary school, all of which are situated within a ten minute walk. There are a variety of nearby enchanting countryside walks and cycleways to enjoy.

The availability of The Old Vicarage allows an exceptionally rare opportunity to acquire a truly stunning prestigious period home in a highly desirable rural Lakeland setting with outstanding impeccably formed surrounding grounds, breathtaking views and expansive versatile accommodation.



# Sophistication & Comfort

Internally, the property exudes warmth and character with elegant proportions, tall sash windows, and many original details including panelled doors, ornate cornicing and fireplaces.

The welcoming entrance hall sets the tone for the rest of the home, leading to a series of generously proportioned reception rooms.

A comfortable study completes the main reception areas, all offering flexibility for modern living.

## Specifications

### Living Room

18'5 (5.62) x 17'4 (5.28)

### Study

14'6 (4.42) x 12'10 (3.91)









# Room with a view

## Specifications

Dining Room  
17'3 (5.27) x 14'6 (4.41)

The sitting room with its bay window offers a wonderful space for entertaining while the formal dining room provides an equally impressive setting for family gatherings.

With windows to two elevations, wood burning stove on marble hearth and including timber over mantel, radiator.



# Homely & Contemporary

At the heart of the house lies the spacious kitchen. A bright, sociable space blending country charm with contemporary convenience.

With a range of fitted base and wall units including over mantel and pelmet lighting, sink with mixer tap, island unit, two integrated ovens and hobs, fridge, dishwasher, radiator.

This is a truly special family home and a fine example of Victorian architecture in a magnificent setting combining timeless period elegance with the comforts of modern living.

The utility room has fitted base and wall units, sink with mixer tap, ceramic wall tiling.

**Specifications**

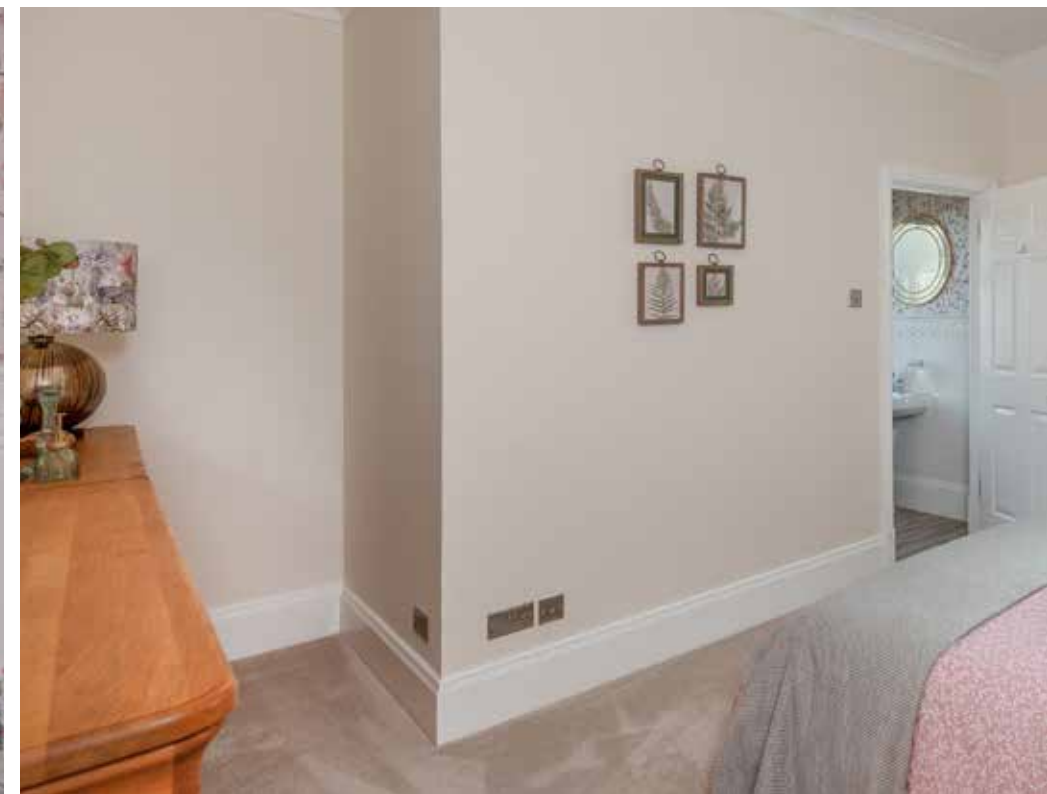
**Dining Kitchen**  
23'7 (7.20) x 15'6 (4.72)

**Utility Room**  
8'11 (2.73) x 7'5 (2.26)

**Laundry Room**  
9'1 (2.76) x 6'11 (2.12)







# Light & Tranquil



## Specifications

**Bedroom One**  
17'4 (5.29) x 14'2 (4.33)

**Bedroom Two**  
14'5 (4.39) x 14'4 (4.38)

A fine staircase rises to a generous first floor landing where the sense of space and light continues.

The principal bedroom enjoys beautiful views over the gardens and fells beyond with its own en-suite bathroom.

Bedroom two also has an en-suite, with WC, wash hand basin, shower cubicle, ceramic wall tiling, heated towel rail.



# Spacious & Serene

Bedroom three has an en-suite bathroom, with WC, wash hand basin, roll top bath, shower cubicle, ceramic wall tiling, heated towel rail.

Bedroom four has an en-suite shower room, with WC, wash hand basin, shower cubicle, ceramic wall tiling, heated towel rail.

This property also boasts a dressing room with a radiator, and a range of built in cupboards.

## Specifications

### Bedroom Three

14'6 (4.41) x 11'8 (3.55)

### Bedroom Four

14'7 (4.45) x 11'10 (3.60)

### Dressing Room

14'10 (4.52) x 12'8 (3.87)









# Annexe & Coach House

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The property has an adjoining annexe which consists of an entrance hall, five rooms which can be used as bedrooms or living spaces, and a bathroom.

To the side of the property stands a detached former coach house with a garage and two ensuite bedrooms offering separate guest accommodation, home working facilities or an option to explore rental income from holiday rentals.



# Stunning Gardens

Approached by a sweeping gravel driveway flanked by mature trees and lawns, the house stands proudly within beautifully landscaped gardens extending to 1.2 acres.

Outside The Old Vicarage is enveloped by delightful private gardens that have been lovingly tended to create a peaceful haven.

Lawns are interspersed with mature trees, flowering borders and seating areas, perfect for outdoor dining or simply enjoying the tranquillity of the setting.

A stone terrace provides an ideal vantage point from which to admire the views across the valley.

Its commanding views, substantial gardens and superb location make it one of the most desirable residences in this beautiful corner of the Lake District.









# Floorplan

The Old Vicarage,  
Church Lane, Lorton,  
Cockermouth

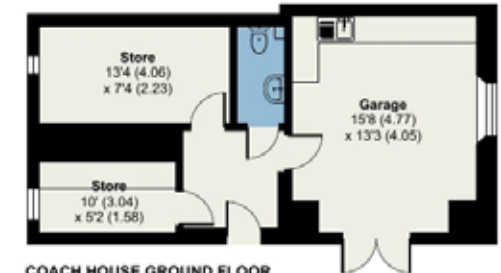
Approximate Area = 4049 sq ft / 376.1 sq m  
Garage = 208 sq ft / 19.3 sq m  
Coach House = 725 sq ft / 67.3 sq m  
Total = 4982 sq ft / 462.7 sq m  
For identification only - not to scale



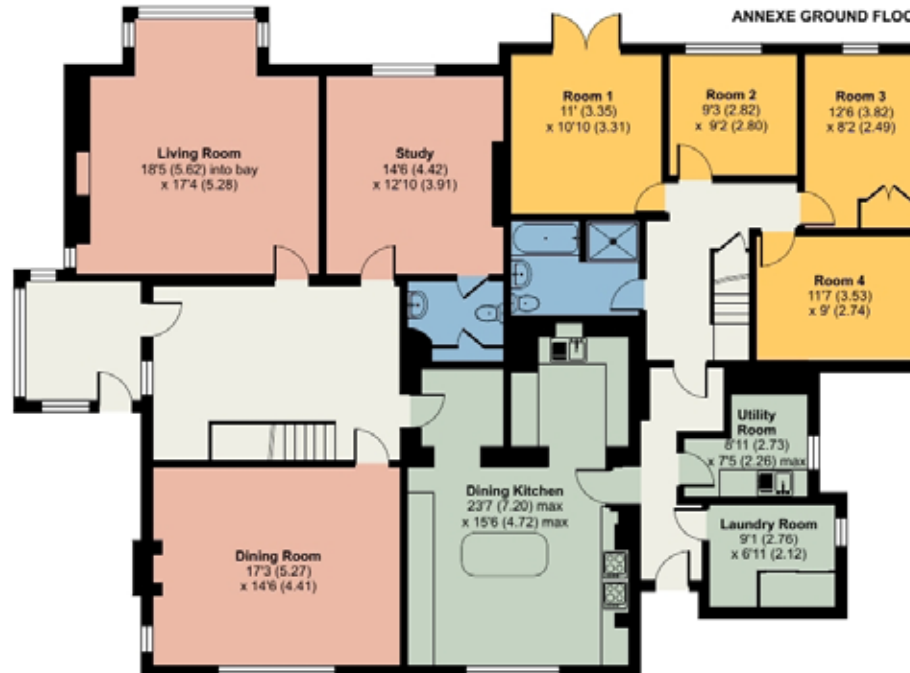
MAIN HOUSE FIRST FLOOR



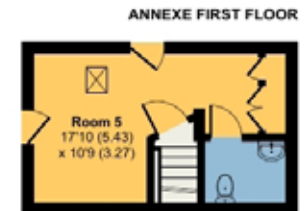
COACH HOUSE FIRST FLOOR



COACH HOUSE GROUND FLOOR



ANNEXE GROUND FLOOR



ANNEXE FIRST FLOOR



# Important Information

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**Parking:**

Off Road Parking.

**Tenure:**

Freehold.

**Council Tax Band:**

Band G.

**Services:**

Mains water, electricity and drainage. LPG heating.

**Energy Performance Certificate:**

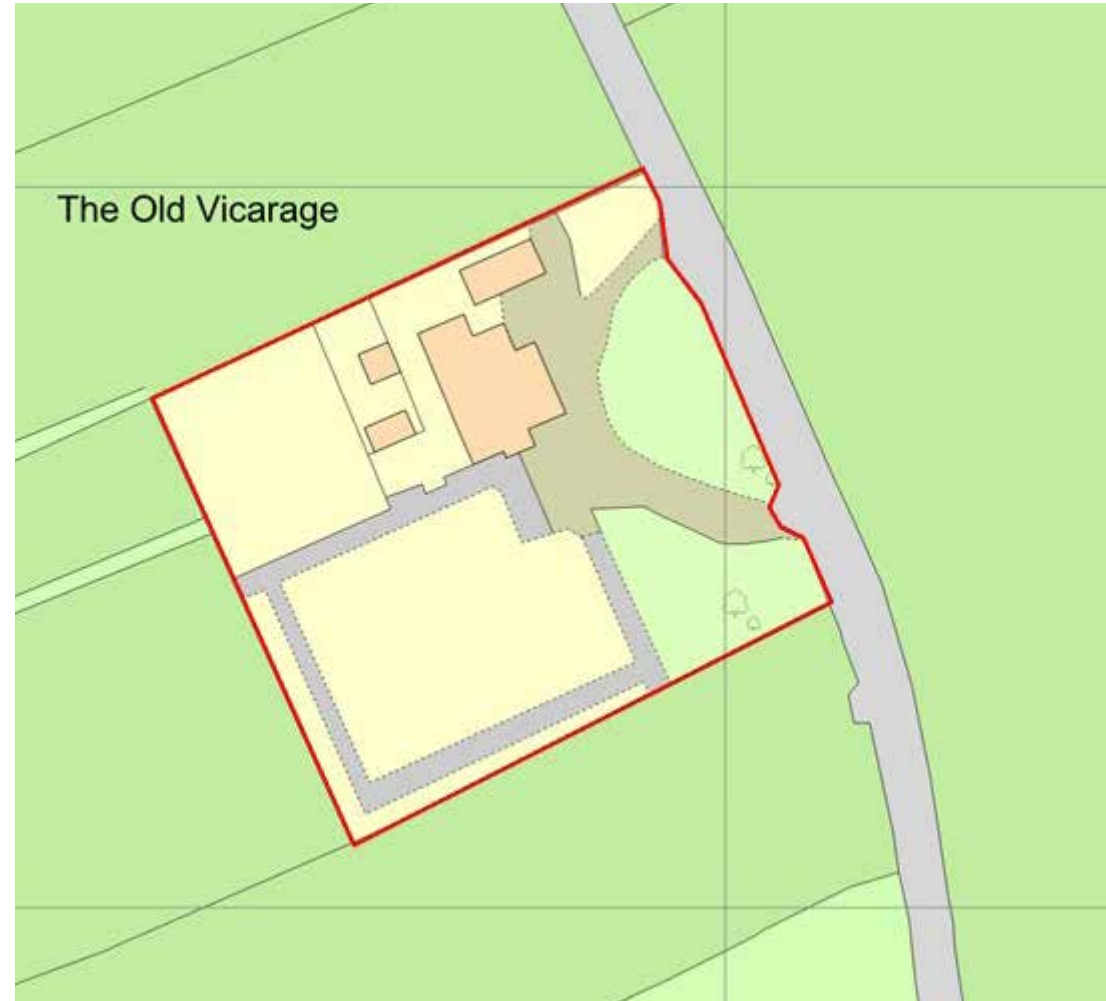
The full Energy Performance Certificate is available on our website and also at any of our offices

**What3Words:**

///august.casino.hack

**Directions:**

From Keswick proceed on the A66 then turn left into Braithwaite village and continue through Whinlatter on the B5292 passing High Lorton. At the road junction turn left onto the B5289 and bear left onto Church Lane. The Old Vicarage is the first property located on the right.



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# Viewings

Strictly by appointment with Hackney & Leigh.

**To view contact our Keswick office:**

Call us on 017687 41741

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