



White Ash, High Lorton, Cockermouth, CA13 9UQ

Guide Price **£625,000**

PFK

White Ash

The Property:

Blending timeless character with modern family comfort, this detached five bedroom, two bathroom home offers a rare opportunity to own a property brimming with period features and inviting living spaces. The house welcomes you with elegant exposed wooden beams throughout, creating a sense of warmth and history in every room. Two spacious reception rooms showcase charming stoves set within decorative mantels or rustic stone fireplaces, complemented by hardwood flooring, ornate area rugs, and classic period furniture. Large windows and French doors bathe the living and dining spaces in natural light, offering delightful garden or countryside views and seamless indoor-outdoor living. The kitchen, enhanced by rustic wooden cabinetry, a double oven, ample storage, and double sink, is a practical and sociable hub when combined with the breakfast room creating an area perfect for family gatherings or with the formal dining room, entertaining on a grand scale. Upstairs, the generous bedrooms continue the theme of elegance, with exposed beams, chandeliers, and panoramic windows framing tranquil rural vistas.

Beyond its enchanting interiors, the property boasts an array of features designed for comfort, convenience, and year round enjoyment.

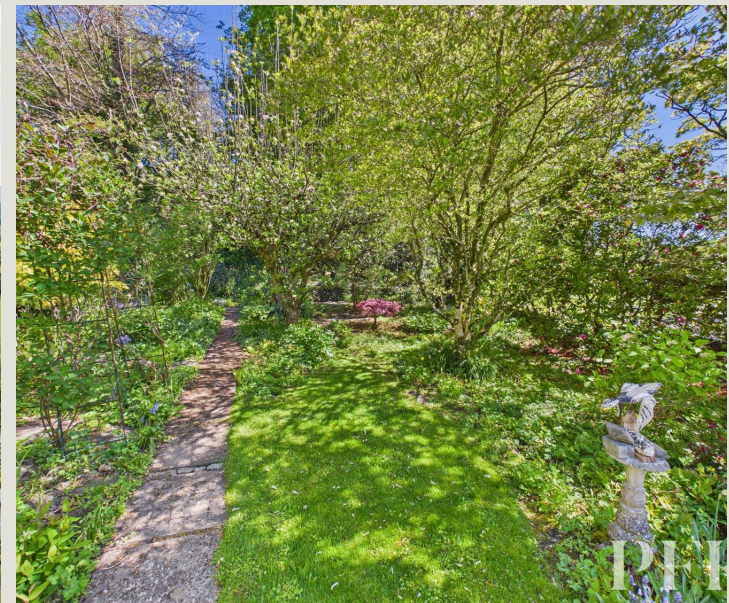


White Ash

The property continued.....

The beautifully landscaped, mature garden is a true highlight, surrounded by lush greenery, mature trees, and colourful garden beds - ideal for children to play or for hosting summer barbeques. Multiple patio and outdoor seating areas invite alfresco dining and relaxation, while meandering stone and paved pathways offer scenic strolls through your private oasis. Eco conscious buyers will appreciate the addition of solar panels, enhancing the home's energy efficiency. Offroad parking is provided via a spacious gravel driveway leading to a detached garage with underground wine cellar, ensuring ample space for family vehicles and guests. The property's whitewashed exterior and period stonework add irresistible kerb appeal, while the abundance of natural light inside creates an uplifting and welcoming atmosphere throughout.

With its blend of rustic charm, modern practicality, stunning outdoor spaces, and immense flexibility - capable of ranging from a 3 bed to a 5 bed depending on your needs, this exceptional family home is sure to appeal to those seeking a peaceful retreat without compromising on style or space. Properties of this calibre, offering such a harmonious mix of character and comfort, are rarely available - early viewing is highly recommended to avoid disappointment.





White Ash

Location & Directions:

Situated within the delightful village of Lorton, approx. four miles from Cockermouth and its range of shops and services. Lorton sits within the Lake District National Park and is surrounded by the north western high fells. Lorton also has a village pub, village shop, Church, school and is within just a short drive to the popular Crummock, Buttermere and Loweswater areas.

Directions

The property can be found under postcode CA13 9UQ

- Substantial detached family home
- Immensely flexible layout subject to needs.
- Richly detailed with large amounts of character
- Three reception rooms, two bathrooms
- Large gardens, parking, garage & wine cellar.
- Beautiful Lake District location, sought after village
- EPC rating TBC
- Council Tax: band G
- Tenure: Freehold



ACCOMMODATION

Entrance Porch

6' 7" x 5' 2" (2.01m x 1.58m)

Accessed via wooden external door with glazed inserts, UPVC glazed internal door giving access to hallway.

Hallway

7' 2" x 6' 1" (2.18m x 1.85m)

Stone detail shelving, stairs to first floor landing, understairs storage cupboard.

Dining Room

15' 4" x 14' 11" (4.68m x 4.54m)

Light and airy character filled room with exposed beams, stone fireplace and surround with gas fired stove, laminate flooring, space for a 10 person dining table.

Living Room

13' 10" x 11' 8" (4.21m x 3.55m)

Cosy living room offering excellent flexibility as a home office, playroom, snug or bedroom if required. Laminate flooring, multifuel stove in tiled fireplace. Exposed beam and wall mounted lighting

Rear Porch

7' 1" x 6' 0" (2.15m x 1.83m)

Triple aspect room with wooden external door, tiled floor.

Bedroom

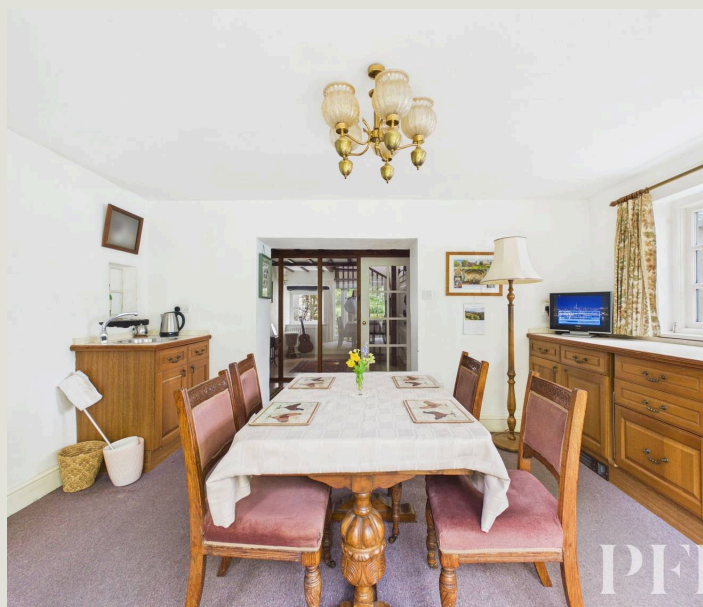
10' 3" x 11' 9" (3.12m x 3.57m)

Side aspect room with exposed beam, wood panelled ceiling, laminate floor and views towards the Lake District fells.

Hallway

6' 0" x 9' 9" (1.83m x 2.96m)

Point for telephone, open access into dining/breakfast room. Glazed partition and door leading into rear hallway.



Breakfast Room

11' 0" x 13' 11" (3.36m x 4.25m)

Light and airy dual aspect room with French doors leading to the garden. Built in storage units with complementary countertop and stainless steel sink with cold tap.

Kitchen

9' 4" x 11' 3" (2.84m x 3.42m)

Front aspect room comprising a range of base and wall units in a shaker style finish, tiled countertop, four burner countertop mounted induction hob, separate electric double oven with grills, tiled splashbacks, 1.5 bowl stainless steel sink with mixer tap and drainage board, integral fridge and dishwasher. Tiled floor.

Utility Room

13' 2" x 4' 11" (4.02m x 1.50m)

Side aspect room, fitted with a range of base units in a shaker style finish with complementary granite effect countertop, composite sink with drainage board and mixer tap. Point for freestanding fridge freezer. Tiled floor, built in storage and utility cupboard which houses a newly installed gas boiler and plumbing for washing machine.

Rear Hallway

9' 11" x 9' 8" (3.03m x 2.95m)

Wooden stable doors leading to bathroom, laminate flooring, solid wood spiral staircase leading to first floor.

Bathroom

6' 1" x 11' 10" (1.86m x 3.60m)

Comprising four piece suite; shower cubicle with mains powered shower, WC, wash hand basin and bath with hand held shower attachment. Tiled walls, heated towel rail.

FIRST FLOOR LANDING

10' 2" x 9' 5" (3.11m x 2.88m)

Exposed beams, wall mounted light, built in storage cupboard, front aspect skylight.



Bedroom

15' 0" x 15' 9" (4.57m x 4.79m)

Large rear aspect double bedroom with high ceiling, exposed beams, laminate flooring and internal door leading to rear landing/ dressing room.

Rear Landing/ Dressing Room

11' 1" x 9' 7" (3.37m x 2.91m)

Rear landing with wooden spiral staircase leading to ground floor. Currently utilised as a dressing room and fitted with a bank of wardrobes.

Living Room

13' 9" x 20' 3" (4.20m x 6.17m)

A generously proportioned, light filled dual aspect room with vaulted ceiling, exposed beams, statement fire place with gas stove and slate hearth. Oak flooring, space for a three piece suite, spotlighting.

Bedroom

14' 1" x 11' 0" (4.29m x 3.35m)

Currently utilised as a reading room, this light filled triple aspect room with fell views can comfortably be a double bedroom. With exposed beams, laminate flooring and loft access via hatch.

Bedroom

13' 9" x 10' 5" (4.20m x 3.17m)

Dual aspect room with views towards the Lake District fells, built in storage cupboards, laminate flooring.



Bathroom

7' 1" x 8' 3" (2.16m x 2.51m)

Side aspect room with views towards the fells. Comprising four piece suite with shower cubicle and electric shower, WC, wash hand basin and bath. Tiled walls and built in storage cupboard.

Garage

19' 5" x 16' 7" (5.93m x 5.05m)

A large detached double garage with twin doors, power, lighting, ample storage.

Wine Cellar

Underground 1300 bottle spiral wine cellar accessed via trap door in the garage floor. 2.5 metres deep by 2 metres diameter.





EXTERNALLY

Garden

The property sits within a generous plot and enjoys spacious gardens comprising lawns, patio seating areas, mature trees, shrubbery, fruit bearing trees and bushes, and a wide variety of colourful perennials and beds.

Driveway

6 Parking Spaces

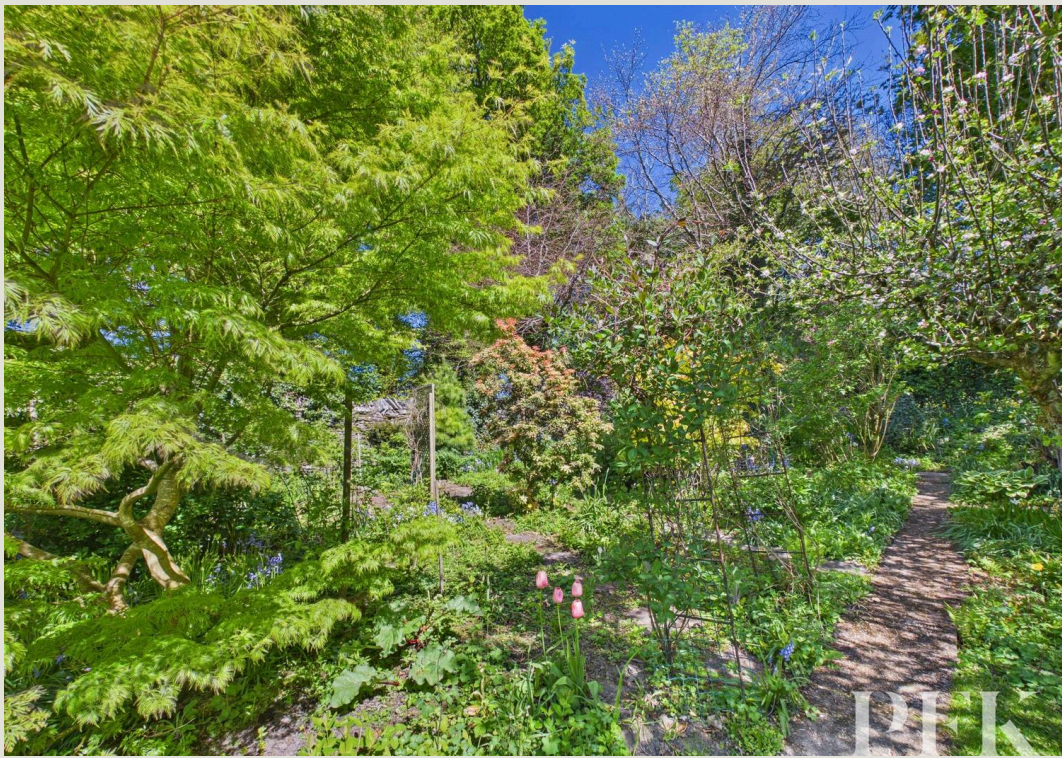
To the front and side of the property sits a substantial gravel area providing parking for 6 cars.

Double garage

2 Parking Spaces

A large detached garage with twin doors, parking space for two, power, lighting and an underground 1300 bottle spiral wine cellar.







Floor 0 Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

2731 ft²
253.8 m²

Reduced headroom

17 ft²
1.6 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 0 Building 2

ADDITIONAL INFORMATION

Services

LPG gas, electricity, water and drainage. Gas fired central heating, double glazing and solar panels installed for electricity generation and hot water. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Referral Fee Disclosure

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- Conveyancing (Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd, Beyond Conveyancing Ltd): £120 to £240 per completed sale or purchase.
- Auction – If you decide to sell your property via Auction House Cumbria following our introduction, the average referral fee earned for 2025 was £2,398 and is dependent on the final sale price.
- Financial Services (Emma Harrison Financial Services): average referral fee of £221 in 2024 for arranging mortgages, insurance, and related products.
- EPCs (M & G EPCs Ltd): £25 for EPC
- Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.





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