



Littlethwaite, Low Lorton, Cockermouth, CA13 0RW

Guide Price £800,000

PFK

Littlethwaite

The Property:

Dating back to the 1700's this exceptional Grade II listed, four bedroom, two bathroom Cumbrian farmhouse combines timeless charm with modern comforts, offering a truly unique family home. Stepping inside, you are greeted by a series of inviting living spaces enriched with characterful exposed oak beams, ledged and braced cottage doors, period features, and abundant natural light. The open plan kitchen and dining areas are a highlight, featuring modern kitchen units, integrated appliances, and elegant Amtico flooring, all seamlessly connected and perfect for both everyday family life and entertaining.

The expansive living-dining room features an impressive stone inglenook fireplace with wood burning stove, creating a cosy room which belies its proportions. Upstairs, each bedroom is thoughtfully designed, showcasing vaulted or sloped ceilings, exposed beams, ample natural light, and period details. The bathrooms exude contemporary luxury, and south facing windows flood the space with light. Beyond the interiors, this property excels in delivering exceptional outdoor living. A glazed door leads out from the living kitchen to a beautifully landscaped, extensive garden, where mature trees, lush lawns, and vibrant flower beds create a tranquil haven for family gatherings and summer entertaining.



Littlethwaite

The property continued....

Multiple patio and seating areas provide the ideal setting for alfresco dining or simply enjoying the peace of the surrounding countryside, while a charming cobblestone courtyard and gravel pathways add character and ease of access around the grounds. The traditional stone exterior and rustic architectural details evoke a sense of history and warmth, perfectly complementing the home's rural setting.

Offroad parking and a large detached garage ensures convenience for family and guests alike. Breathtaking panoramic vistas of the green fields and nearby mountains provide an ever changing backdrop, promising serenity and a close connection to nature, whilst the adjacent one and a half acre paddock allows for hobby farming, a small pony or just a beautiful space to while away time. Perfectly suited to modern family living, this home offers spacious, sociable interiors and enchanting outdoor spaces brimming with possibilities. Whether relaxing by the fire, preparing feasts in the farmhouse kitchen, or soaking up the sun in the secluded garden, every aspect of this property is designed to foster comfort, connection, and lasting memories.





Littlethwaite

Location & directions:

Situated close to 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, 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 0RW and sits within an enclave of three properties.

- 4 bed character detached home – Grade II Listed
- Beautiful Lake District location
- Family living dining kitchen, ensuite bathroom
- Large gardens, garage & 1.5 acre paddock
- EPC rating F
- Council Tax: Band F
- Tenure: Freehold



ACCOMMODATION

Living Room

30' 4" x 15' 1" (9.24m x 4.61m)

A beautifully appointed and character filled front aspect room, with stunning stone inglenook fireplace and oak beams, multi fuel stove, wall mounted lighting, window seats, feature fireplace, point for TV, space for a three piece suite and 10 person dining table.

Utility Room

11' 5" x 7' 11" (3.48m x 2.42m)

Accessed from the lounge with external door to the garden. Exposed oak beams, wall mounted lighting, stone alcove shelf. Fitted with a range of base and wall units in a cream shaker style and complementary worktop. Composite sink and mixer tap, plumbing for undercounter washing machine and dryer. Tiled splashback and stone flooring.

Hallway

3' 9" x 3' 6" (1.15m x 1.07m)

Stone flagged flooring and original Lakeland stone staircase leading to first floor, feature stone wall detailing, rear aspect window and large understairs storage cupboard.

Living Room

13' 10" x 8' 2" (4.21m x 2.48m)

A cosy sitting area which forms part of the larger sociable living/dining/kitchen space, light and airy feeling with a south facing glazed door giving access to the patio and garden.

Kitchen / Living Area

8' 9" x 8' 0" (2.66m x 2.44m)

A second seating/informal dining area which forms part of the larger living-dining kitchen space, with delightful views over the Lake District fells.



Kitchen

18' 4" x 15' 3" (5.59m x 4.65m)

A beautiful, bespoke, high quality contemporary farmhouse kitchen with granite countertops, twin bowl ceramic sink with mixer tap, Stanley oil fired range, ceramic hot plate and separate electric oven and grill, integral appliances including dishwasher, fridge and freezer, space for a 10 person dining table, exposed oak beams and spot lighting.

Landing

14' 2" x 3' 3" (4.33m x 1.00m)

Exposed beams, wall mounted lighting, Velux skylight.

Bedroom 1

18' 5" x 15' 3" (5.62m x 4.65m)

Expansive double bedroom with vaulted ceiling and exceptional oak trusses and purlins, views towards the Lake District fells. Stone detailing, wall mounted lighting, access to ensuite bathroom.

Ensuite Bathroom

8' 0" x 6' 11" (2.44m x 2.11m)

Rear aspect room with window and south facing skylight, exposed beams and stone detailing. Comprises three piece suite with tap connected hand held shower over bath, WC and wash hand basin with built in storage units. Tiled splashbacks.

Bedroom 2

15' 0" x 11' 4" (4.56m x 3.46m)

Front aspect double bedroom with vaulted ceiling and oak trusses and stone fireplace.

Bedroom 3

15' 2" x 12' 2" (4.62m x 3.70m)

Light and airy dual aspect room with vaulted ceiling, oak truss and purlins and original stone chimney breast from inglenook below.



Bedroom 4/Office

11' 0" x 8' 3" (3.36m x 2.52m)

A south facing fourth double bedroom currently used as an office, with lovely views across the garden, wall mounted lighting and large walk in airing cupboard, housing stainless steel Megaflo water storage cylinder.

Bathroom

11' 1" x 8' 2" (3.39m x 2.49m)

Rear aspect room with five piece suite comprising WC, wash hand basin, bidet, corner shower cubicle with electric shower, bath with hand held shower attachment, heated towel rail.

Garage

23' 7" x 11' 11" (7.19m x 3.64m)

A large detached garage with fully boarded loft storage, power and lighting.

Linked Outbuildings and WC

9' 3" x 8' 10" (2.83m x 2.69m)

An external outhouse with fully boarded loft storage. This room houses the water treatment equipment. Opposite is an external WC.





EXTERNALLY

Garden

The property sits within a substantial private plot and enjoys superb wraparound gardens, which are laid mainly to lawn, with gravelled pathways, patio seating areas and a wide variety of mature trees, shrubbery and colourful perennials. The south facing aspect of the gardens and open nature means they enjoy the sun from morning to night and are a wonderful place to relax.

Off street

7 Parking Spaces.

Within the courtyard to the front of the property there is offroad parking for four cars, with parking available for a further three cars in an illuminated area at the top of the garden – accessed via the lane to the side of the property.

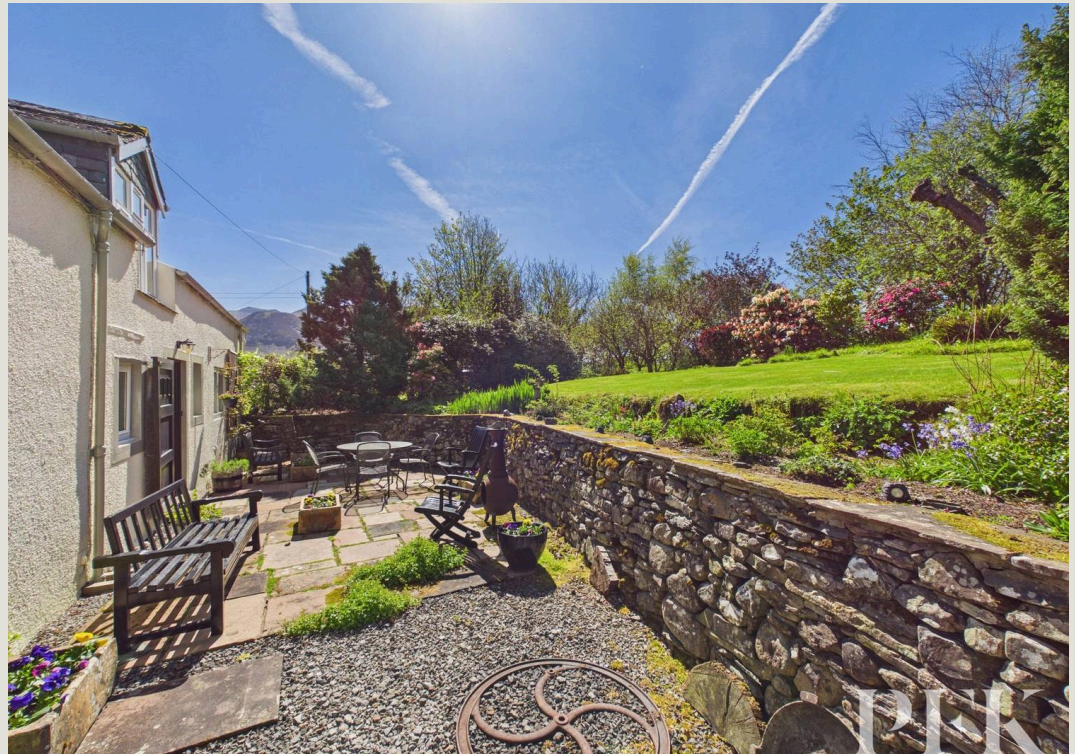
Garage

Double Garage

A large detached double length garage with mezzanine storage area.









Floor 0 Building 1

Approximate total area⁽¹⁾

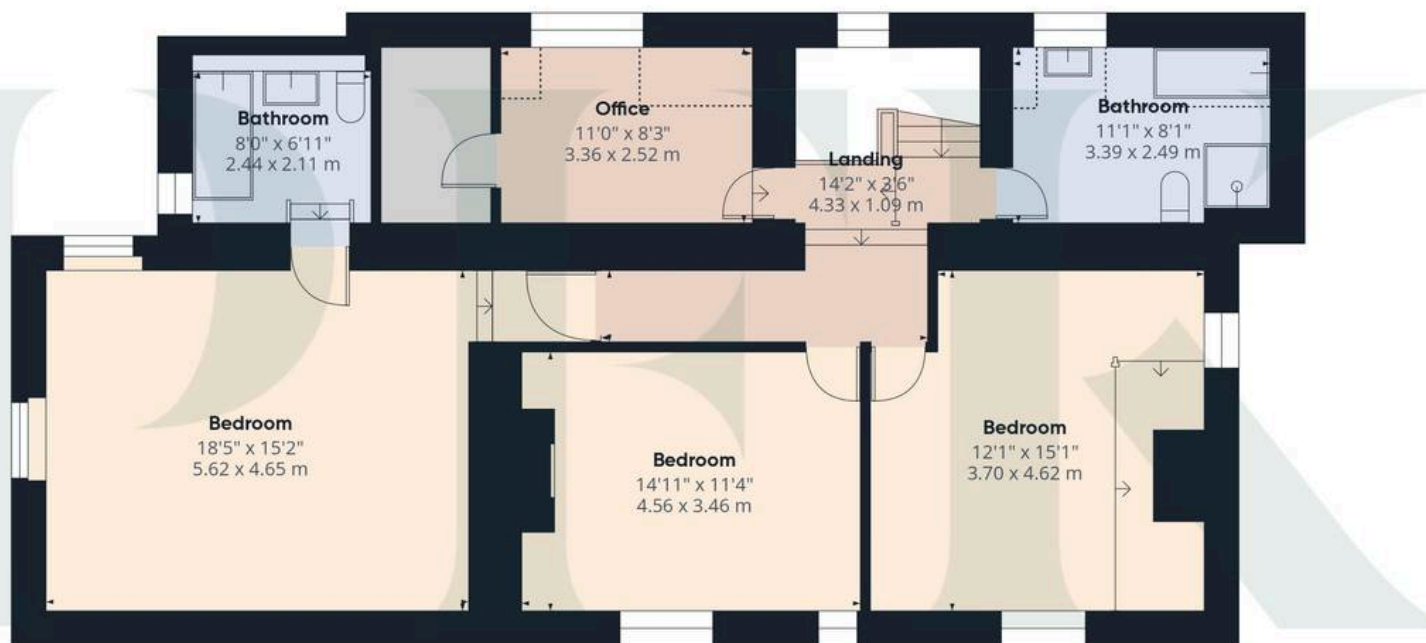
2212 ft²

205.4 m²

Reduced headroom

37 ft²

3.4 m²



Floor 1 Building 1

(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.

GIRAFFE360

Additional Information

Services

Oil fired heating, shared waste water treatment plant, private water supply and mains electricity. Double glazing installed throughout. 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.

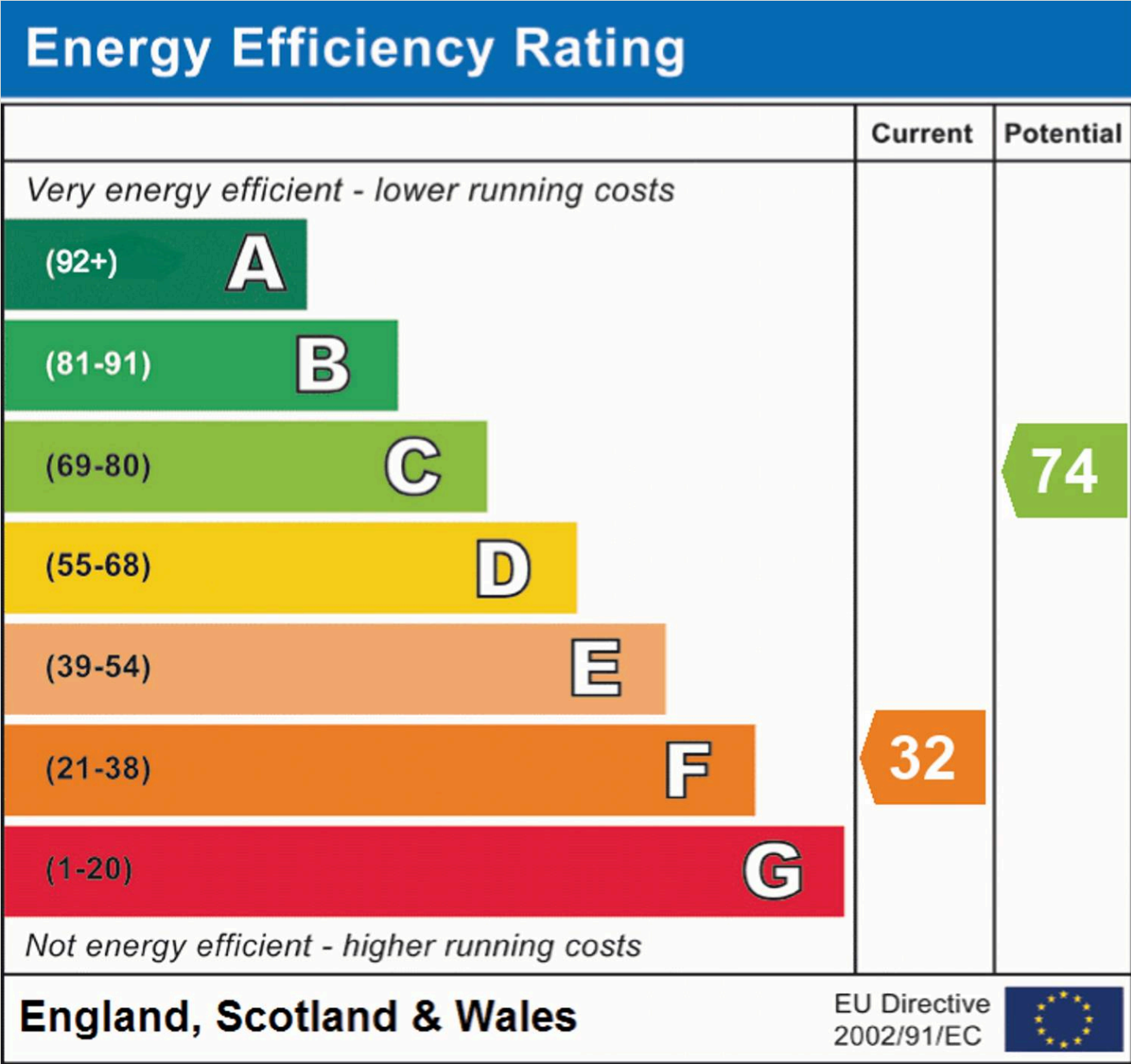
Drainage

We understand that drainage is by way of a shared waste treatment plant and would advise any prospective purchasers to check it complies with current standards and rules introduced on 1 January 2020.

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- Conveyancing (Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd): £120 to £210 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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