

Plough House Cottage, Distington, Workington, CA14 5SH

Guide Price £180,000

PFK

Plough House Cottage

The Property:

Offered to the market with **no onward buying chain**, this charming and characterful **2/3 bedroom semi-detached cottage** represents a rare opportunity to acquire a home that offers far more than first meets the eye. Tucked away down a small lane on the edge of Distington, the property enjoys a delightful semi rural feel with far reaching views across the surrounding countryside, whilst remaining exceptionally convenient for nearby towns and employment centres. Having remained in the same ownership for many years, this is a home that has been clearly cherished and now presents an exciting opportunity for a new owner to make it their own.

The accommodation is both flexible and surprisingly spacious. An entrance hallway leads into a welcoming lounge featuring attractive wainscoting, with oak framed glazed doors opening into a wonderful sun room that enjoys lovely views over the gardens and creates a superb space to relax throughout the year. A second reception room offers versatility as a dining room, home office or ground floor bedroom, whilst the dining kitchen, utility room and WC complete the ground floor accommodation. To the first floor are two generous double bedrooms and a family bathroom, providing comfortable living space for couples, young families, those working from home or buyers seeking a lifestyle change.







Plough House Cottage

The property continued...

Although now lapsed, the owner has previously obtained planning permission for an extension above the kitchen which would create a third bedroom on the first floor. Interested parties are advised to make their own enquiries to the relevant planning body regarding the likelihood of securing planning permission now.

Externally, the property is where this unique home truly comes into its own. Extensive gardens provide an abundance of outdoor space for gardening, entertaining or simply enjoying the peaceful setting, whilst a substantial driveway offers parking for numerous vehicles. Two large outbuildings/workshops, several greenhouses and the generous plot combine to create endless possibilities for hobbyists, home businesses, storage requirements or those looking to embrace a more self-sufficient lifestyle. A truly special property that blends character, flexibility and exceptional outside space in a setting that is increasingly difficult to find.

- **2/3 bed semi-det cottage on edge of Distington**
- **Offered for sale with no onward buying chain.**
- **Tenure: Freehold**
- **EPC rating D**
- **Council Tax: Band B**













Plough House Cottage

Location & directions:

Situated on the edge of Distington, the property enjoys an excellent position for buyers seeking a balance between rural surroundings and everyday convenience. The nearby towns of Workington and Whitehaven are both within easy reach, offering a wide range of shopping, leisure, educational and healthcare facilities. Cockermouth is also readily accessible, providing a vibrant market town atmosphere and serving as a gateway to the western fringes of the Lake District For outdoor enthusiasts, the property is ideally placed to enjoy some of Cumbria's finest scenery. The Lake District National Park is within easy driving distance, placing an array of walking routes, cycling trails, lakes and fells on your doorstep. Whether seeking outdoor adventure or simply a peaceful place to call home, this location offers the best of both worlds.

Directions

The property can be located using either CA14 5SH or W3W///festivity.removers.office

ACCOMMODATION

Entrance Hallway

Kitchen
12' 5" x 8' 2" (3.79m x 2.50m)

Uitlity Room/WC
5' 7" x 7' 6" (1.69m x 2.28m)

Lounge
14' 2" x 11' 6" (4.31m x 3.51m)

Sun Room
9' 7" x 7' 7" (2.91m x 2.31m)

Inner Hallway

Store Room

Dining Room/Bedroom 3
14' 9" x 10' 6" (4.50m x 3.20m)

FIRST FLOOR LANDING

Bedroom 1
14' 6" x 12' 2" (4.43m x 3.70m)

Inner Landing leading to Bathroom

Bathroom
6' 9" x 5' 6" (2.07m x 1.68m)

Bedroom 2
11' 11" x 10' 0" (3.62m x 3.04m)













EXTERNALLY

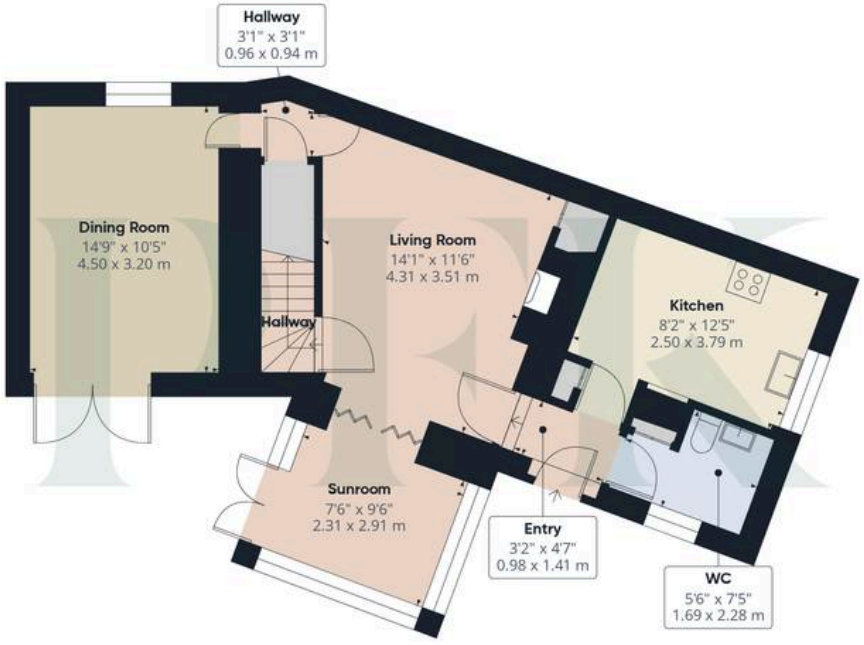
Garden

The gardens are undoubtedly one of the property's standout features and offer a wonderful extension to the living accommodation. Generous in size and thoughtfully arranged, they provide an attractive mix of lawned areas, established planting, colourful borders and productive growing space. A decked patio immediately to the rear of the property creates the perfect spot for outdoor dining, entertaining guests or simply relaxing whilst taking in the delightful outlook across the gardens and surrounding countryside. The inclusion of several greenhouses further enhances the appeal for keen gardeners, growers or anyone looking to embrace a more self-sufficient lifestyle.

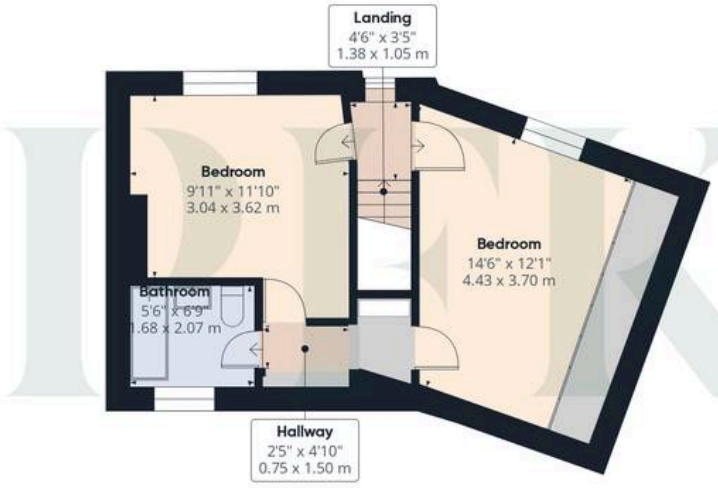
OFF STREET

5 Parking Spaces

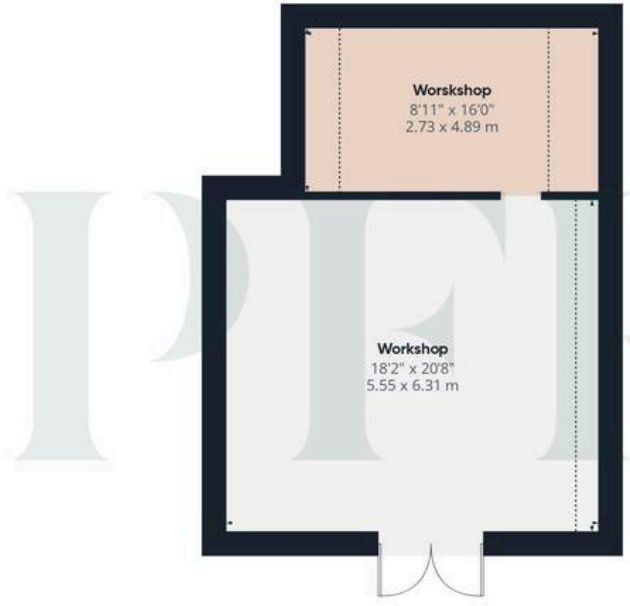
Approached via a small lane to the side, the property benefits from extensive driveway parking with ample space for numerous vehicles, making it ideal for families, visiting guests or those requiring room for work vehicles, trailers or recreational equipment. Complementing the parking provision are two substantial outbuildings/workshops that offer exceptional versatility. Whether utilised for storage, hobbies, workshop space, a home business, gardening pursuits or future lifestyle projects, these buildings significantly enhance the property's appeal and provide opportunities that are seldom found with homes of this type.



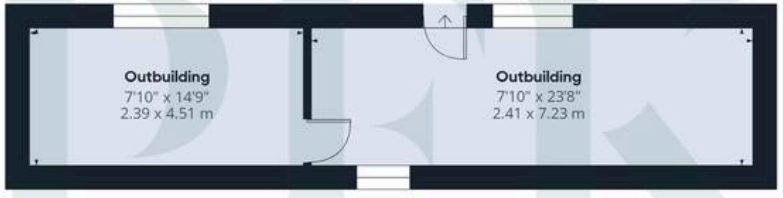
Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 3

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Approximate total area(1)

1828 ft²

169.8 m²

Reduced headroom

63 ft²

5.9 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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ADDITIONAL INFORMATION

Services

Mains gas, electricity and water. Septic tank drainage. Gas central heating and 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.

Septic Tank

We have been informed that the property has a septic tank and would advise any prospective purchaser to check it complies with current standards and rules introduced on 1st January 2020

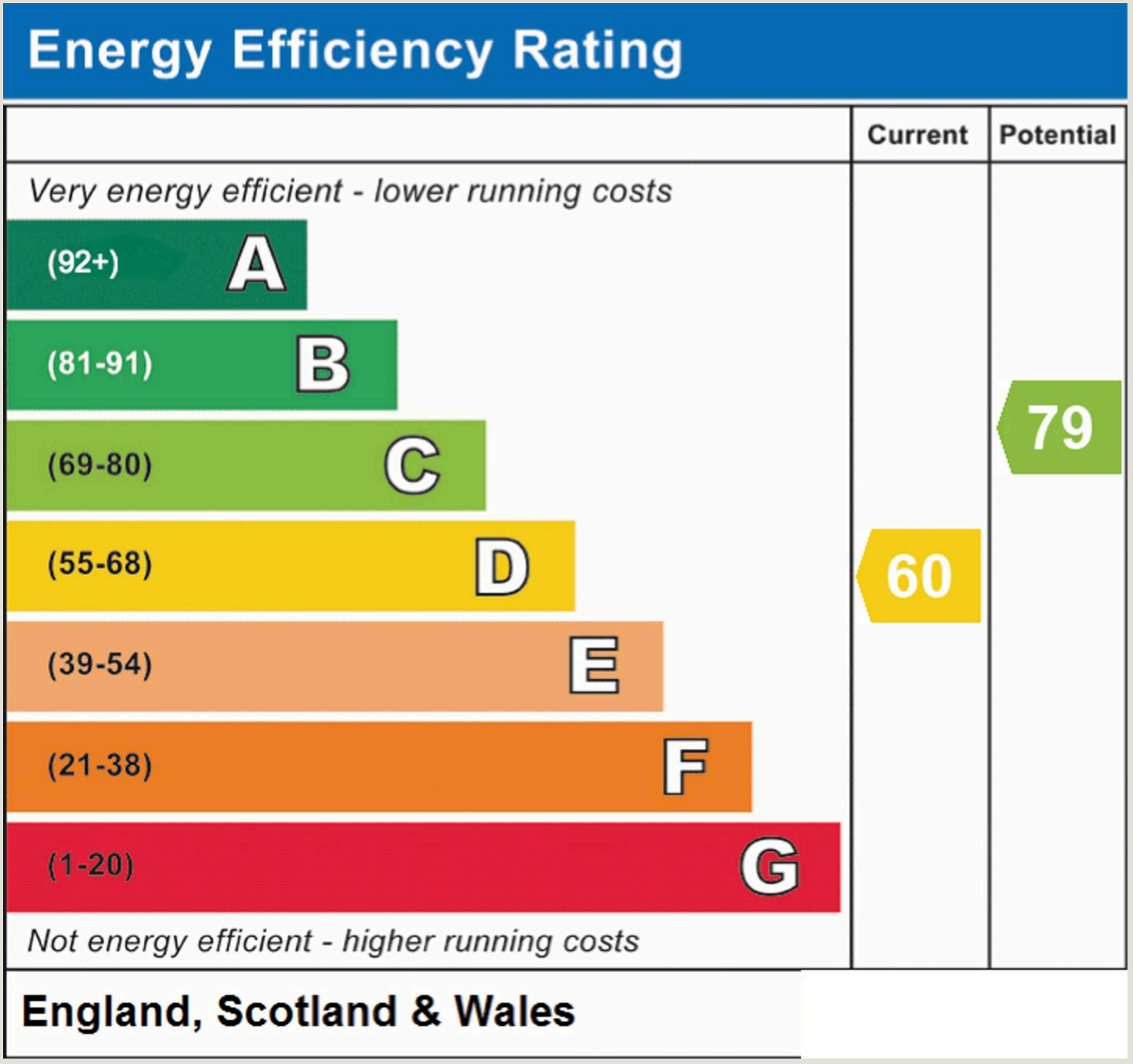
Wood Burning Stove

Interested parties should be aware that the multi fuel stove located within the lounge was installed by the current owners; however, no HETAS installation certificate is available. Whilst the stove is understood to be in working order, purchasers are advised to make their own enquiries regarding compliance and suitability. The vendors have confirmed that they would be willing to remove the stove prior to completion if required. Buyers should note that the absence of a HETAS certificate may be a consideration for some mortgage lenders, surveyors or insurers, and they should seek appropriate advice before proceeding.



Referral Fee Disclosure

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PFK Estate Agency Cockermouth

68 Main Street Cockermouth, Cumbria - CA13 9LU

01900 826205

cockermouth@pfk.co.uk

www.pfk.co.uk/