



 **3**
Bedrooms

 **2**
Bathrooms









Property Description

Lowcray is a truly delightful detached property, enviably positioned in a beautifully secluded setting within an unspoiled natural landscape. Surrounded by nature and enjoying breathtaking views across the western Lake District, it offers a rare sense of peace, privacy, and connection to the countryside. Offered for sale with no onward chain.

Situated in an elevated and sunny position above Gosforth, sheltered from the prevailing winds and benefiting from easily managed gardens of approx. 2 acres the property is presented in turnkey condition allowing a purchaser to move straight in with ease, an increasingly valuable feature in the current market.

The accommodation is both spacious and versatile, comprising three well-proportioned double bedrooms, two bathrooms, and three reception rooms, making it ideally suited to family living. The principal bedroom benefits from an en-suite shower room, providing added comfort and privacy.

The ground floor features a generous kitchen fitted with modern appliances and ample worktop space, ideal for both everyday living and entertaining. An oil fired Rayburn heats the room, produces hot water for the home and has two hotplates and ovens for cooking. Adjoining the kitchen is a dining area that enjoys attractive views over the expansive gardens, creating a pleasant setting for family meals. The reception rooms are bright and adaptable, offering flexibility for use as formal living areas, a home office, or additional leisure space.

A particular highlight of the property is the stunning Green Oak conservatory, finished with a slate roof and offering unrivalled panoramic views across the Lake District fells—providing a superb space to relax by the multi fuel stove and enjoy the surrounding landscape throughout the seasons.

Externally, the property is set within circa 2 acres, perfect for outdoor activities, relaxation, or gardening enthusiasts. Attached former Byres are currently used as a workshop space and storage space. A further attached Barn can be utilised for a variety of different uses and has the potential for further development (subject to the necessary consents). Off-road parking is available, ensuring convenience and security.

The surrounding area is renowned for its natural beauty and abundance of outdoor pursuits, while the nearby villages of Gosforth and Seascale providing a range of essential amenities, including shops, schools, and healthcare facilities.

The property has an Energy Efficiency Rating of 41, with the potential to improve to 82, offering scope for future energy-saving enhancements.

Combining space, tranquillity, and immediate livability in a stunning rural setting, Lowcray represents an exceptional opportunity to acquire a family home in one of Cumbria's most scenic and unspoilt locations.

METHOD OF SALE

The property is offered for sale by Private Treaty. The Vendor reserves the right to amend these particulars, not to accept any offer received or to withdraw the property from sale at any time. A closing date for offers may be fixed, and prospective purchasers are advised to register their interest with the selling Agents following an inspection.

VIEWING

Strictly by arrangement with the Sole Agents:

Mitchells Estate Agency, Lakeland Livestock Centre, Cockermouth, Cumbria, CA13 0QQ

Tel: 01900 822016

Email: info@mitchellsestateagency.co.uk

SERVICES

The property benefits from mains electricity, water is a natural spring supply and drainage is to a sewage treatment plant installed by the current owners in 2020. Central heating is providing by oil fired central heating.

VALUED ADDED TAX (VAT)

VAT will be charged if applicable.

LOCATION

The property is located along a private, well maintained, unsurfaced access track, approx 1 mile from the main carrageway.

What3Words /// caravan.scooter.zinc



Floor 0



Floor 1



Approximate total area^m
2639 ft²
245.1 m²

(1) Excluding balconies and terraces

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

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

82

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Address: Lowcrae, Gosforth, CA20

