



 2
Bedrooms

 1
Bathroom









Beautifully blending timeless cottage charm with contemporary living, Home Farm Cottage is a truly special home set within generous mature gardens in one of West Cumbria's most desirable villages.

There are homes that simply provide accommodation, and there are homes that offer a lifestyle. Home Farm Cottage firmly belongs in the latter.

Set back within its beautifully established gardens, this delightful detached cottage immediately captures the imagination. Full of warmth and character, yet thoughtfully enhanced for modern family life, it offers the perfect marriage of traditional charm and contemporary design. From the moment you step inside, it is evident that this is a home which has been lovingly improved whilst remaining sympathetic to its origins.

The true heart of the property is the magnificent kitchen extension to the rear. Designed as an exceptional family and entertaining space, this stunning room is flooded with natural light and enjoys uninterrupted views across the wonderful gardens through impressive bi-fold doors. A substantial central island forms the focal point of the room, creating the perfect space for everything from family breakfasts to entertaining guests.

The kitchen itself has been fitted with an excellent range of quality cabinetry and integrated appliances, all carefully selected for their exceptionally quiet operation, allowing the room to remain calm and peaceful whatever the occasion. Complementing the kitchen is a generous walk-in pantry, providing excellent additional storage and keeping the main living space beautifully uncluttered.

To the front of the cottage, two welcoming reception rooms offer cosy retreats, each providing flexible living space whether used as a formal lounge, snug, dining room or home office. Their comfortable proportions perfectly reflect the character and charm expected from a country cottage.

The ground floor is completed by a well-appointed family bathroom, while upstairs the property continues to impress with two generous double bedrooms, both enhanced by exposed ceiling beams that add warmth and authenticity to the home.

Stepping outside, the gardens are every bit as impressive as the accommodation itself. Beautifully landscaped and exceptionally private, they have clearly been nurtured over many years. Expansive lawns are interspersed with mature trees, established planting and colourful borders, while a charming pond provides a wonderful focal point attracting birds and wildlife throughout the seasons. A gravel seating area offers the perfect spot to enjoy a morning coffee or evening glass of wine whilst taking in the peaceful surroundings.

The property also benefits from an attached garage together with off-road parking for two vehicles.

Situated within the picturesque village of Gilgarran, Home Farm Cottage enjoys an enviable balance of peaceful village life and everyday convenience. The nearby towns of Workington and Whitehaven provide an excellent range of shopping, schools and leisure facilities, whilst the dramatic West Cumbrian coastline, the Solway Firth and the Lake District National Park are all within easy reach, offering endless opportunities for walking, cycling and exploring the surrounding countryside.

Homes of this quality and character, offering such an outstanding combination of original features, modern improvements and exceptional gardens, rarely become available. Home Farm Cottage presents an opportunity to acquire a truly special home that is ready to be enjoyed from the very first day.

Externally

Home Farm Cottage is approached via a driveway providing off-road parking for two vehicles and access to the attached garage.

The gardens are a particular highlight of the property, offering expansive lawns, mature specimen trees, established planting, a picturesque pond and an attractive gravel seating terrace. Beautifully private and wonderfully peaceful, they provide the perfect setting for entertaining, gardening or simply enjoying the tranquillity of the surrounding countryside.

Tenure: Freehold

Council Tax Band: C

EPC Rating: To be confirmed

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

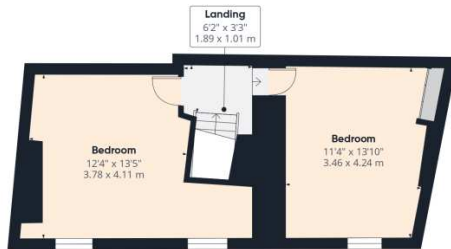
Email: info@mitchellsestateagency.co.uk

SERVICES The property benefits from mains electricity, water and drainage is to a private traditional system.

VALUED ADDED TAX (VAT) VAT will be charged if applicable.



Floor 0



Floor 1



Approximate total area⁽¹⁾

1413 ft²
131.3 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.

GIRAFFE360

