



**Whinfell Hall Cottage, Low Lorton, Cockermouth, CA13 0RQ**  
Guide Price: £350,000

**PEK**

# Whinfell Hall Cottage

## The Property:

Step inside this charming semi detached cottage and discover a warm, character filled home set in the heart of the National Park.

The welcoming living spaces are brimming with period features, from exposed beams to original fireplaces, creating a cosy atmosphere perfect for family gatherings or quiet evenings in. The flexible layout offers two spacious bedrooms, with the option to configure a third bedroom or home office to suit your needs, making it ideal for growing families or those seeking a versatile retreat. The kitchen is thoughtfully designed for both every day living and entertaining, flowing seamlessly into the dining area where you can enjoy meals with loved ones. Every room is bathed in natural light, highlighting the cottage's unique architectural details and creating a sense of peace and tranquillity throughout.

With no onward chain, this delightful home is ready for you to move straight in and start making memories. Early viewing is highly recommended, as properties of this character and location are rarely available and expected to attract significant interest.





## Whinfell Hall Cottage

### Location & Directions:

Situated on the edge of 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 0QR.

- 2/3 bedroom semi detached cottage
- Character features throughout
- Flexible accommodation
- Beautiful National Park location
- Large lawned garden with fell views
- No onward chain
- EPC rating G
- Council Tax: Band A
- Tenure: Freehold



## ACCOMMODATION

### Entrance Hall

Accessed via wooden external door with glazed insert. Tiled floor, stairs to first floor landing, vaulted ceiling, Velux skylight, wood burning stove and open plan access into dining room.

### Dining Room

23' 7" x 9' 9" (7.18m x 2.96m)

Rear aspect room with space for a 6 person dining table, wall mounted lighting, exposed beams and tiled floor.

### Living Room

17' 11" x 12' 6" (5.47m x 3.80m)

Side aspect room with sliding door giving access to sun room. Decorative coving, pendant style lighting, open fire in stone hearth and surround, point for TV, wall mounted lighting, space for a 4 person dining table.

### Sunroom

9' 1" x 9' 6" (2.77m x 2.89m)

Triple aspect room with tiled flooring and French doors leading to garden.

### Reception Room

11' 3" x 12' 9" (3.42m x 3.89m)

Accessed via the living room, this spacious room offers flexible usage as an additional bedroom, study or reception room subject to requirements.

### Kitchen

11' 10" x 9' 9" (3.61m x 2.98m)

Rear aspect room comprising a range of base and wall units in a wood effect finish and complementary countertop. Four burner countertop mounted gas hob with extractor fan over and separate electric oven and grill. 1.5 bowl stainless steel sink with drainage board and mixer tap, plumbing for undercounter washing machine.



## FIRST FLOOR LANDING

Galleried landing overlooking entrance hall area.

### Bedroom 1

8' 8" x 12' 8" (2.64m x 3.85m)

Rear aspect double bedroom with Velux skylight and exposed beams.

### Bedroom 2

12' 7" x 9' 11" (3.83m x 3.01m)

Side aspect double bedroom with built in storage cupboard.

### Bathroom

5' 6" x 9' 9" (1.68m x 2.98m)

Rear aspect room with Velux skylight, comprising three piece suite with shower over bath, WC and wash hand basin. Tiled splashback and heated towel rail, built in storage cupboard.

## EXTERNALLY

### Garden

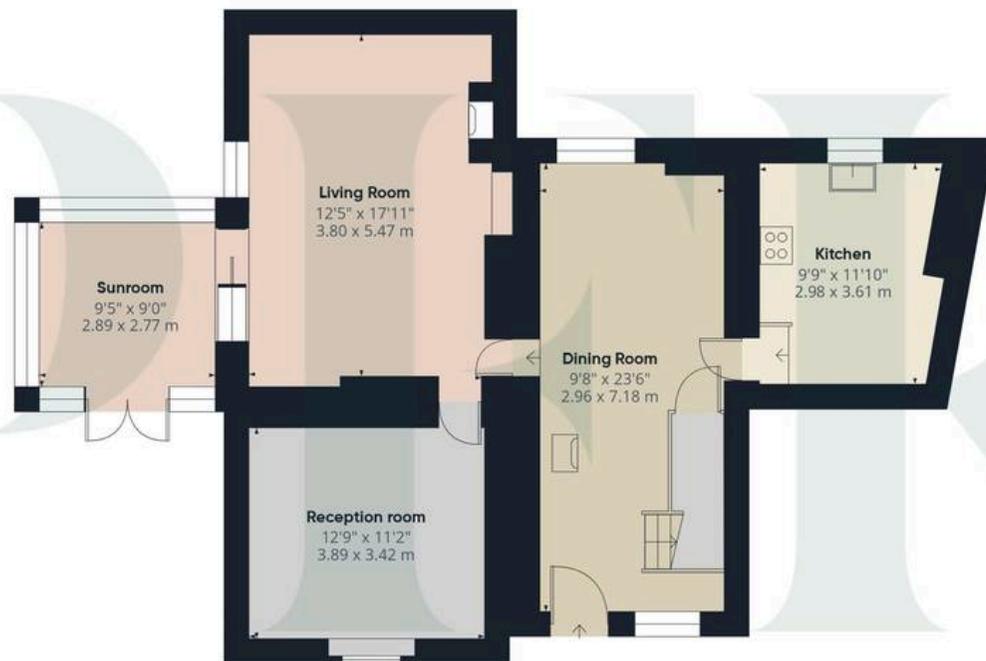
The property enjoys easy to maintain decorative chipped and patio seating areas with stone stairs leading up to the substantial lawned garden with mature trees, shrubbery and expansive fell views.

### Off street

3 Parking Spaces

offroad parking for up to 3 cars.





Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**

1185 ft<sup>2</sup>

110.1 m<sup>2</sup>

**Reduced headroom**

11 ft<sup>2</sup>

1 m<sup>2</sup>

(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**

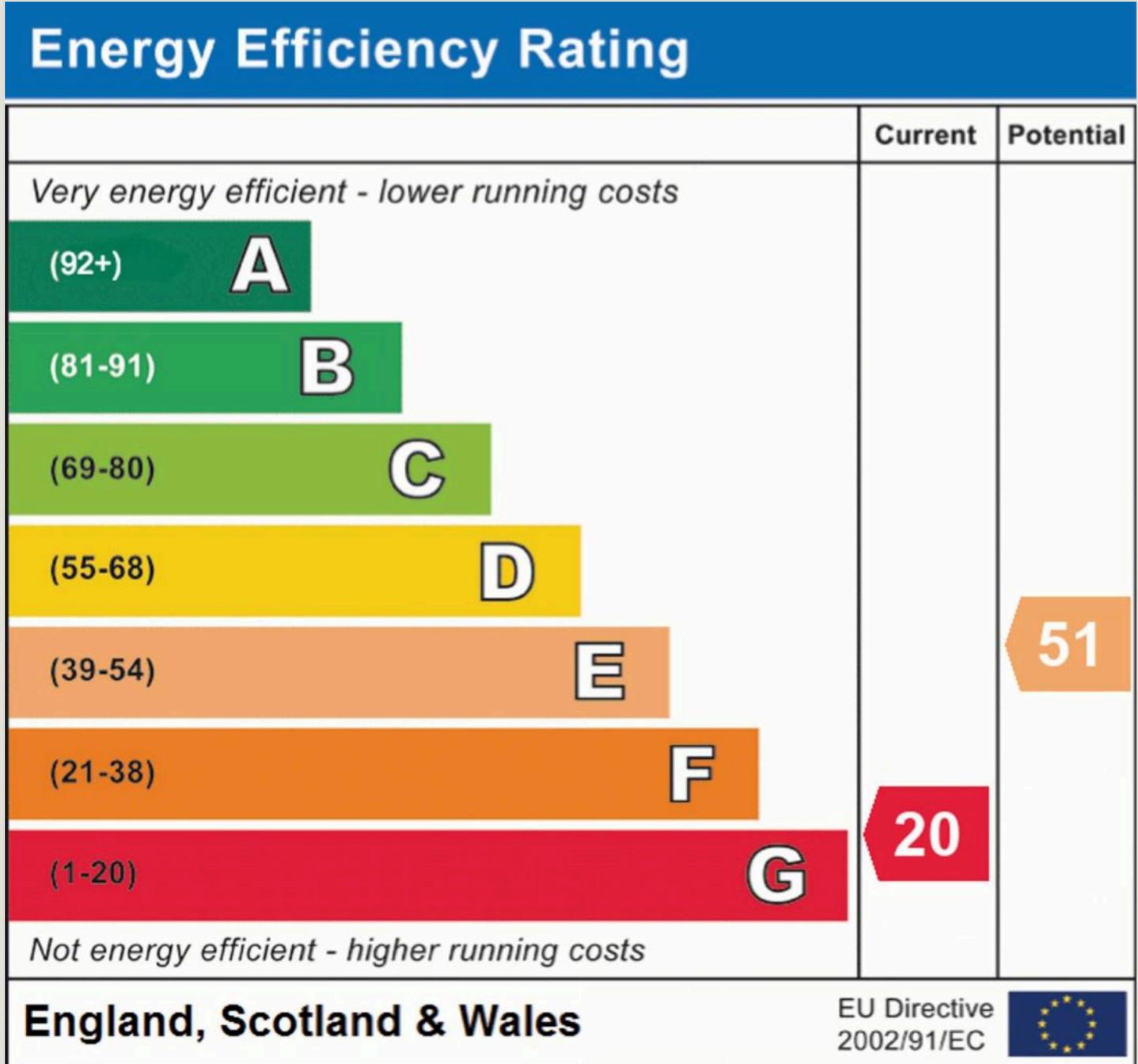
Mains electricity and water, LPG gas and septic tank drainage. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

**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.

**Referral Fee Disclosure**

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