



Graythwaite, Loweswater, Cockermouth, CA13 0SU

Guide Price £950,000

PFK

# Graythwaite, Loweswater

## The Property:

This exceptional four bedroom, four reception, three bathroom detached house is a true haven for families seeking space, charm, and tranquillity. Set back from the road, Graythwaite enjoys a private and exceptionally peaceful location, near Loweswater lake and its surrounding high fells.

Architecturally impressive, the property contains an elegant hallway adorned with a large arched window, decorative chandelier, and classic woodwork. The four generous reception rooms each offer their own unique ambience: a cosy lounge features a wood-burning stove, period features, and expansive windows framing breathtaking countryside views. The formal dining room, enriched by period furniture and a decorative chandelier, is bathed in natural light from a large window and warmed by a wood-burning stove - ideal for intimate family meals or festive celebrations. The games room offers excellent flexibility whilst the study can provide both home office, reception room or even a ground floor bedroom if required. The heart of the home is the spacious kitchen, where traditional wooden cabinetry, Stanley stove and period features create a welcoming hub for daily life and entertaining. Four beautifully appointed bedrooms each boast large windows, scenic views, and period style furnishings. One bedroom enjoys the luxury of an ensuite bathroom, while the others are served by stylish, modern bathrooms featuring walk-in showers, and illuminated by abundant natural light.



## Graythwaite, Loweswater

### The Property continued.....

Set amidst an expansive rural landscape, this property promises a lifestyle defined by privacy, serenity, and stunning natural beauty. The extensive gardens are a true highlight, offering lush lawns, mature trees, and vibrant daffodils bordered by traditional stone walls and outbuildings, all framed by panoramic countryside and mountain views. Multiple patio and outdoor seating areas invite alfresco dining and relaxation, while the proximity to a scenic lake and rolling green fields, as well as its 12 acres of planted woodland make this home a dream come true for nature lovers.

Additional features include a bright and functional utility room with skylights and generous storage, and classic architectural details throughout. There are three unconverted barns which offer a multitude of storage outbuildings, workshop space, wood stores and a substantial garage with mezzanine level. This unique property blends traditional charm with modern comforts, offering an unrivalled retreat for those seeking a harmonious blend of indoor and outdoor living. Early viewing is highly recommended, as properties of this calibre and setting are rarely available and are sure to attract considerable interest.





## Graythwaite, Loweswater

### Location & Directions:

Situated in the stunning Loweswater valley in the heart of the north western Lake District, occupying an elevated position above the valley floor and enjoying far reaching panoramic views of the high fells of Lakeland and Loweswater lake. The market towns of Cockermouth and Keswick are both near Thackthwaite and provide a range of larger services including supermarkets, doctors surgeries, primary and secondary schools and leisure centres. Lorton hosts a well established village pub, shop and primary school.

### Directions

The property can be found under postcode CA13 0SU. It is set back from the road behind a gated driveway which is signposted Graythwaite.

- **Detached 4 bed 4 reception Lake District Farmhouse**
- **Beautiful setting surrounded by the fells**
- **Large garden, unconverted barn & outbuildings**
- **Period features throughout**
- **Walking distance to Loweswater**
- **12 acres of woodland**
- **EPC rating TBC**
- **Council Tax band E**
- **Tenure Freehold**



## ACCOMMODATION

### Living Room

20' 3" x 11' 9" (6.16m x 3.57m)

Light and airy front aspect room with high ceiling, decorative coving, sandstone fireplace with slate hearth and wood burning stove, space for three piece suite and point for TV.

### Study

16' 7" x 19' 8" (5.06m x 5.99m)

Light and airy dual aspect room with wooden door leading to garden. High ceiling and fabulous views towards the Lake District fells. A flexible usage room, currently utilised as a study, but equally as capable as an extra reception room or spacious ground floor bedroom if required.

### Utility Room

12' 6" x 8' 7" (3.82m x 2.62m)

Triple aspect room with Velux skylights and wooden external door giving access to the rear of the property. Tiled floor, base and wall mounted storage, Belfast sink.

### Dining Room

13' 7" x 11' 8" (4.15m x 3.55m)

Front aspect high ceiling dining room enjoying superlative views of the Lake District fells, a superb entertaining space with room for an 8-10 person dining table, sandstone fireplace with slate hearth and wood burning stove.

### Kitchen

14' 0" x 14' 9" (4.26m x 4.50m)

Rear aspect room with wooden external door leading to the rear of the property, a traditional Lakeland farmhouse style kitchen with oil fired Stanley stove, countertop mounted ceramic hob and separate electric oven/grill. Fitted with a range of base and wall units in a white country style finish and complementary granite countertop, 1.5 bowl stainless steel sink with mixer tap, plumbing for dish washer, space for 4 person dining table, tiled flooring, original meat hooks and solid wood storage units.



### Ground Floor Shower Room

7' 3" x 6' 7" (2.21m x 2.00m)

Side aspect room comprising three piece suite with corner quadrant shower cubicle and mains powered shower, WC and wash hand basin, heated towel rail and laminate flooring.

### Hallway

7' 3" x 3' 10" (2.21m x 1.16m)

Stairs to first floor landing with half landing and rear aspect window, wood panelling and understairs storage cupboard.

### FIRST FLOOR LANDING

10' 1" x 3' 10" (3.08m x 1.16m)

Rear aspect landing with high ceiling, decorative coving and arched window.

### Main Bedroom

12' 3" x 12' 3" (3.74m x 3.73m)

Front aspect double bedroom with beautiful elevated fell views, sandstone feature fireplace and ensuite shower room.

### Ensuite Shower Room

3' 10" x 8' 4" (1.18m x 2.53m)

Comprising three piece suite; WC, wash hand basin with built in storage, shower cubicle with electric shower and heated towel rail.

### Bedroom 2

14' 1" x 12' 4" (4.28m x 3.77m)

Light and airy dual aspect room with beautiful elevated fell views. Feature cast iron fireplace.

### Bedroom 3

8' 4" x 12' 3" (2.53m x 3.73m)

Light and airy front aspect double bedroom with beautiful elevated fell views and decorative coving,



**Bedroom 4**

14' 6" x 11' 3" (4.42m x 3.44m)

Rear aspect light and airy double bedroom with high ceiling and decorative coving.

**Bathroom**

10' 4" x 15' 1" (3.14m x 4.61m)

Rear aspect room comprising four piece suite; bath, large shower cubicle with electric shower, WC and wash hand basin, built in storage cupboard, heated towel rail and exposed floorboards.





## EXTERNALLY

### Front Garden

To the front of the property is a large lawned garden, with patio seating areas, and a wide variety of mature trees, shrubbery and perennials, combined with a delightful south facing aspect and views towards Loweswater and the Lake District fells

### Rear Garden

To the rear of the property is a large offroad parking area and three unconverted barns which provide a variety of storage outbuildings, WC, workshop space, wood store and substantial garage with mezzanine level.

### Garden

Accessed from the rear of the property are 12 acres of planted woodland.

### Double Garage

2 Parking Spaces

As part of the unconverted barns there is a large double garage with mezzanine level.

### Offstreet

5 Parking Spaces

A substantial offroad parking area sits at the rear of the property.







Floor 0 Building 1



Floor 2 Building 1



Floor 0 Building 2



Floor 0 Building 3



Floor 0 Building 4



Floor 1 Building 4

<b>Approximate total area<sup>(1)</sup></b>
4343 ft <sup>2</sup>
403.5 m <sup>2</sup>
<b>Reduced headroom</b>
100 ft <sup>2</sup>
9.3 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.

## ADDITIONAL INFORMATION

### Services

Mains electricity, water & septic tank drainage. Oil fired 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.

### Referral Fee Disclosure

PFK works with preferred providers for services relating to buying or selling property. These providers offer competitive pricing, but you are under no obligation to use them and are free to choose alternatives. If you do use these services, PFK may receive a referral fee as follows (all figures include VAT):

- 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.
- EPC and Floorplans (M & G EPCs Ltd): £35 for EPC & Floorplan, £24 for EPC only, £6 for Floorplan only.
- Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.





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