J.R. HOPPER & Co. Est. 1886



CRACKENTHORPE • CA16 6AF

West Cottage

Guide Price £390,000 - £450,000

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AT A GLANCE

- Characterful Semi Detached Property
- Secure Front & Rear Gardens
- Large Garage & Workshop
- Bespoke Kitchen
- 3 Bedrooms, One With Ensuite
- Light Living Room
- Dining Room/Study
- Flexible Layout
- Solar Energy, Oil Central Heating & Double Glazing
- Extensive Driveway Providing Ample Parking

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THE PROPERTY

Characterful Semi Detached Property

West Cottage is a charming three-bedroom character property situated within the peaceful rural village of Crackenthorpe, enjoying a lovely countryside setting in the heart of the Eden Valley.

The property combines character and versatility with well-proportioned accommodation arranged over two floors, together with generous gardens, ample parking and a substantial garage/workshop.

Crackenthorpe is a small and peaceful village surrounded by attractive open countryside and rolling farmland. Ideally positioned between Appleby-in-Westmorland and Penrith, the village provides a tranquil rural lifestyle whilst remaining conveniently located for access to nearby market towns and the wider Lake District and Yorkshire Dales. Appleby-in-Westmorland is approximately three miles away, with Penrith around 11 miles to the north-west. The A66 is also readily accessible, providing excellent links towards the M6, the North Pennines and the east and west coasts.

The accommodation begins with an entrance porch leading into a well-appointed bespoke kitchen, providing a practical and attractive heart to the home. The dining room is currently utilised as a study, offering a versatile additional reception space, while the lovely light-filled living room provides a comfortable principal sitting area. A rear hall leads to a useful downstairs WC and a handy store room.

To the first floor are three good-sized double bedrooms, providing excellent flexibility for family living and home working. One of the bedrooms is currently used as a further living space and benefits from an adjoining dressing room, which is presently utilised as a bedroom, together with an ensuite shower room. A family bathroom completes the first-floor accommodation.

Externally, the property is particularly well served by its generous gardens. To the front is a large enclosed garden, predominantly laid to lawn and complemented by a wealth of well-established trees, plants and shrubs. A timber gate provides access to the garden and a large driveway offering ample parking for several vehicles.

The rear garden provides a delightful outdoor space, featuring a sun-trap patio seating area with steps leading up to a further lawned area. The garden is well stocked with mature plants and shrubs, together with established apple trees, creating a private and attractive setting. There are also two useful timber sheds providing additional storage.

A particular benefit is the large garage/workshop, which has both power and lighting and offers excellent potential for storage, hobbies or workshop use. The property further benefits from oil-fired central heating, solar panels and double glazing.

Overall, West Cottage offers a wonderful opportunity to acquire a characterful and versatile home in a peaceful village setting, with generous gardens, excellent parking and useful outbuildings, whilst being conveniently positioned for Appleby-in-Westmorland, Penrith and the beautiful surrounding countryside.

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GALLERY

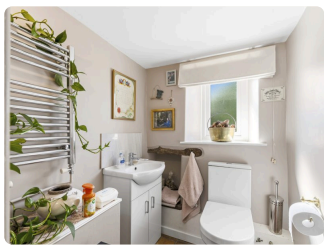
Every room, inside and out














Produced 24 October 2026. All information believed to be correct at the time. These particulars are intended as a guide only; their accuracy is not guaranteed and they do not form part of any offer or contract. Measurements are approximate. Prospective purchasers must satisfy themselves as to the accuracy of all information.

GALLERY





























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Secure Front & Rear Gardens

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THE ACCOMMODATION

A room-by-room schedule

Set out floor by floor, as a plan would read it — from the entrance hall through to the gardens beyond.

01 GROUND FLOOR

Porch

Tiled flooring. Windows on 2 aspects.

Dining Kitchen

Tiled flooring. Beamed ceiling. Radiator. Bespoke wooden kitchen. Good range of units. Belfast sink. Electric oven and hob. Extractor hood. Built in cupboard. Space for fridge freezer. 2 Windows to the front. Window to the rear garden.

Utility Room

Tiled flooring. Radiator. Beamed ceiling. Wall and base units. Stainless steel sink and drainer. Plumbing for washing machine. Space for drier. Built in cupboards. Window to rear. Door to garden.

Dining Room/Study

Fitted carpet. 2 Radiators. Beamed ceiling. Window to the front. Patio doors to rear garden.

Living Room

Lovely light room. Fitted carpet. Beamed ceiling. Multifuel stove in feature brick fire surround. Alcove. Window to front. 2 Windows to rear.

Rear Vestibule

Tiled flooring. Window to front.

WC

Tiled flooring. Electric panel heater. WC. Washbasin in vanity unit. Niche shelf. Frosted window to rear.

Store Room

Double height store room with shelving. Side door leading to detached garage, front and rear garden.

02 FIRST FLOOR

Stairs & Landing

Fitted carpet. Feature beams. Radiator. Window to front.

Bathroom

Vinyl tile effect flooring. Heated towel rail. Radiator. Bath with rainfall shower over. WC. Frosted window to front.

Bedroom 1

Good size double bedroom. Fitted carpet. Radiator. Airing cupboard. Window to the front.

Bedroom 2

Good double bedroom. Fitted carpet. Beamed ceiling. Loft hatch. Window overlooking front garden. .

Bedroom 3

Good double bedroom currently used as a living space. Fitted carpet. Beamed ceiling. Windows on 2 aspects.

Dressing Room

Currently used as a single bedroom. Fitted carpet. Beamed ceiling. Loft hatch. 2 Windows. Ensuite: Shower cubicle. WC. Radiator. Beamed ceiling. Built in cupboard. Window.

03 OUTSIDE

Front Garden

Large sercure walled garden with wooden entrance gate. Mainly laid to lawn. Well established plants, shrubs and trees. Cobbled area. Extensive driveway. Flagged driveway in front of detached garage.

Parking

Gated private driveway providing ample parking for several vehicles.

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THE ACCOMMODATION

03 OUTSIDE

Rear Garden

Large enclosed rear garden. Suntrap patio area. Steps up to law. Well established plants and shrubs. Mature fruit tree. 2 Garden sheds. Fruit cage. Oil tank.

Garage

Extensive garage and workshop. Double timber doors. Power and electric. Solar panel controls. 2 Windows to side.

04 AGENTS NOTES

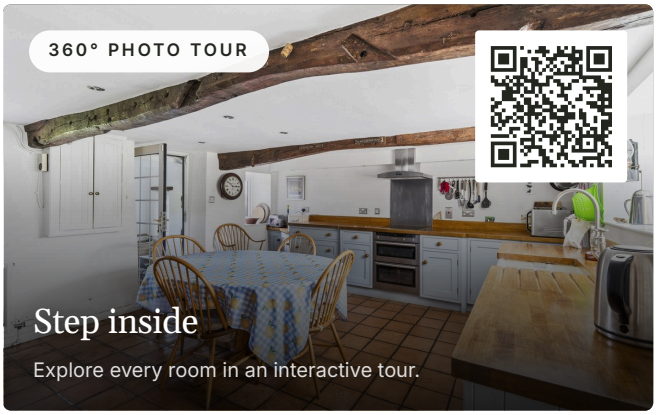
Material Information

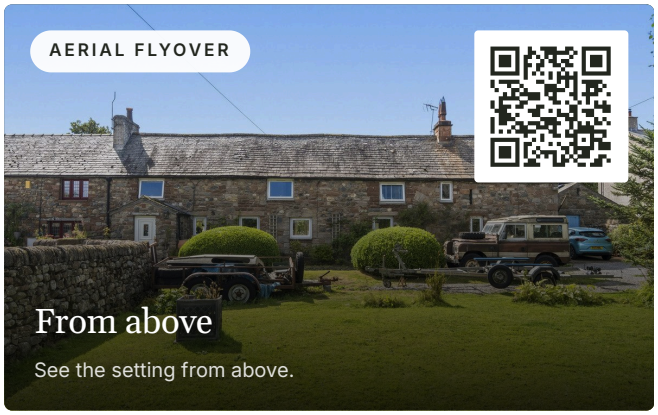
Mains electric, water and drainage. Oil central heating. Solar panels. Multifuel stove in living room. Flood risk noted as very low. Broadband: Basic 9 Mbps. Superfast 80 Mbps. Ultrafast 1000 Mbps.

ONLINE ONLY

There's more on the website

Tours, video and paperwork don't fit on paper. Point your phone's camera at a code — or tap it, if you're reading this on a screen.





DOCUMENTS & LINKS

EPC - 20th August 2026

PDF · 0.12 MB

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Large Garage & Workshop

REQUEST THE VIDEO VIEWING

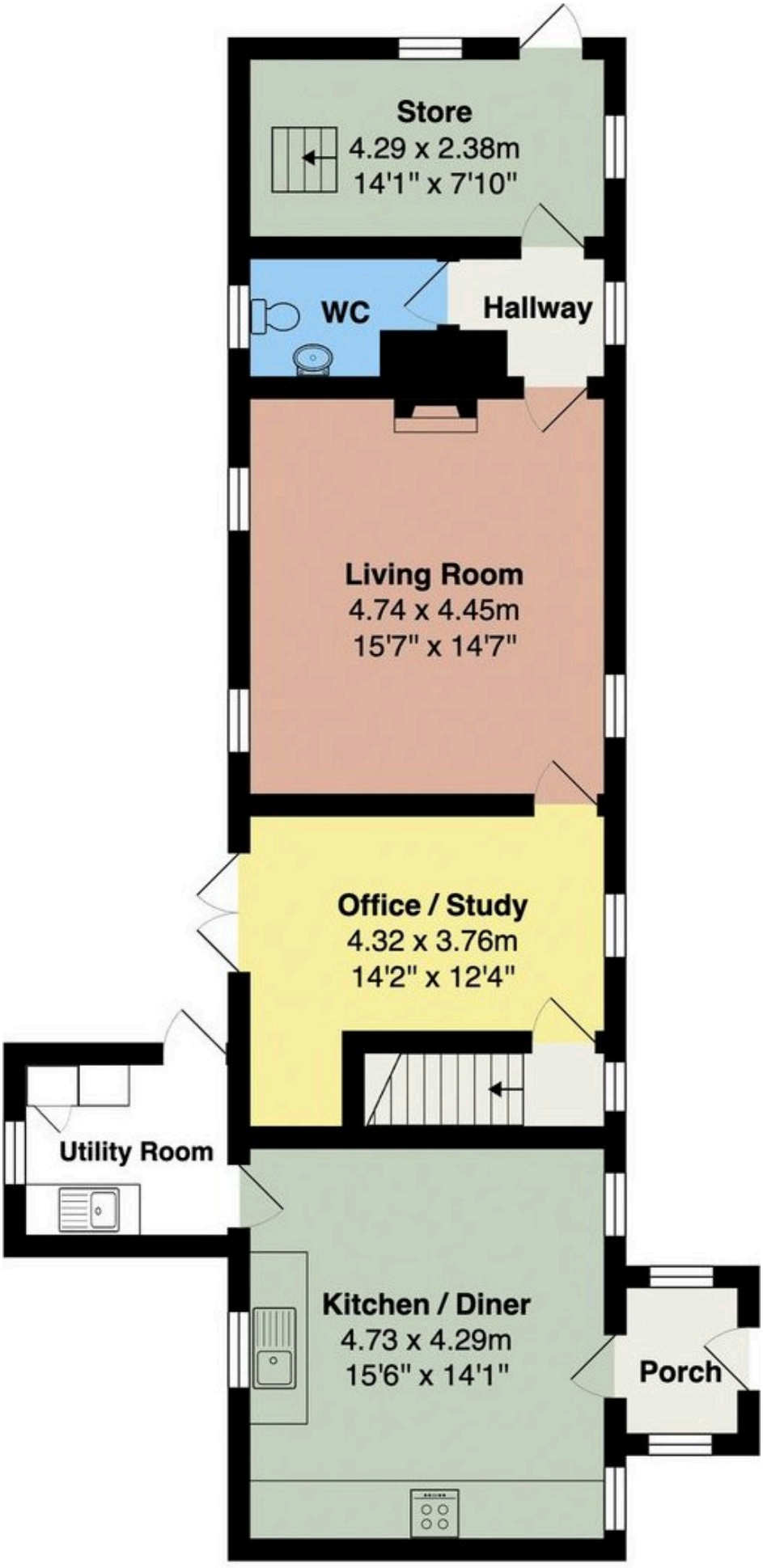
Interest piqued? Here's what's next.

Photographs got you this far — we picked them so they would. Our private video viewings take you further: one of our viewers will walk and talk you through West Cottage properly, inside and out, room by room, pointing out every feature and every issue as they go.

Your time is precious (and so is your fuel), so whittle your shortlist down from the sofa. We'll get you through the door just as soon as we know how much you loved it from afar.

ASK FOR THE
VIDEO VIEWING

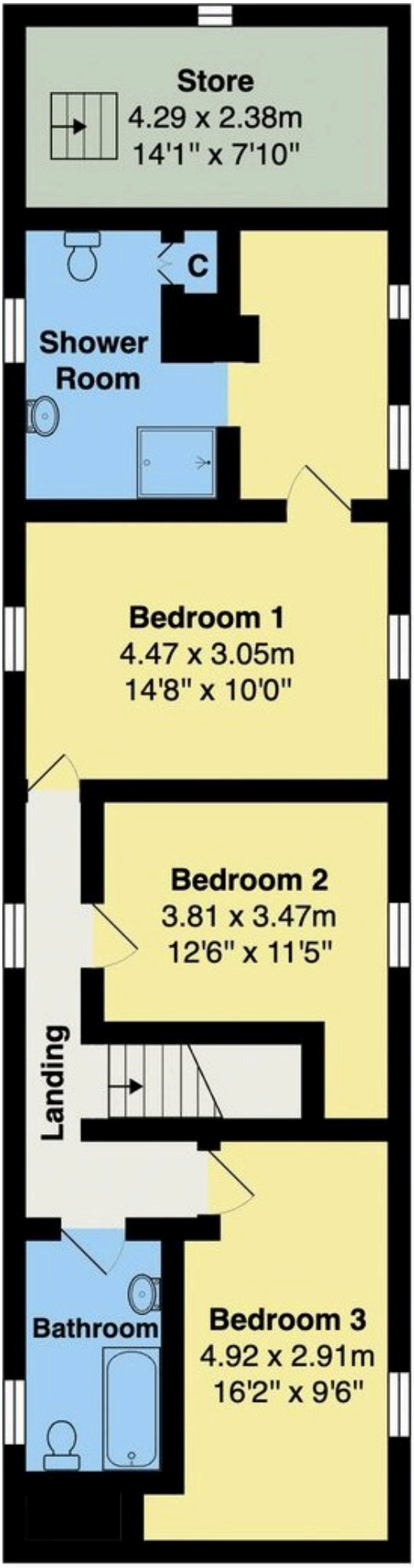
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Ground Floor

Area: 85.5 m² ... 921 ft²

This plan is for illustrative purposes only. It is not drawn to scale. Any measurements, areas, opening and orientations are approximate and do not form any part of any agreement.



First Floor

Area: 77.2 m² ... 831 ft²

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