



5

Bedrooms

3

Bathrooms











An Exceptional Country Residence Set in Approximately 2.6 Acres of Mature Grounds

Tommy Gill presents an exceptionally rare opportunity to acquire a substantial detached dormer bungalow, set within approximately **2.6 acres** of mature gardens and grounds in the highly desirable village of Papcastle. Constructed during the **1930s**, this much-loved family home has been in the ownership of the current family since **1960**, a testament to both the quality of the property and its enviable setting.

Occupying a wonderfully private position surrounded by established gardens, Tommy Gill enjoys an outstanding combination of peace, space and convenience, lying just a short distance from the thriving Georgian market town of Cockermouth and on the doorstep of the Lake District National Park.

Having been cherished by the same family for over six decades, the property has been lovingly maintained but remains **largely in its original condition**. It would now benefit from a comprehensive programme of modernisation and upgrading, presenting purchasers with a rare opportunity to enhance and personalise the accommodation while preserving the character and charm of this distinctive home.

The versatile accommodation is arranged over two floors, with the design of the dormer bungalow lending itself to a variety of lifestyles. Currently configured as a **five-bedroom residence**, the property also offers several generously proportioned reception rooms that provide excellent flexibility. Depending on individual requirements, one or more reception rooms could readily be adapted to create additional bedrooms, a home office, hobby rooms or accommodation suited to multi-generational living.

At the heart of the home is a spacious kitchen with ample room for family dining and entertaining, while the reception rooms enjoy delightful views across the surrounding gardens and grounds.

Externally, Tommy Gill is equally impressive. Extending to approximately **2.6 acres**, the mature grounds comprise sweeping lawns, established trees, colourful planting and peaceful seating areas, providing exceptional privacy and a beautiful setting throughout the seasons. The gardens offer enormous potential for keen gardeners, families and those seeking an idyllic country lifestyle.

A **tennis court** is situated within the grounds and is included under a **possessory title**, rather than absolute freehold title. Further information regarding the title will be available from the selling agents.

The property also benefits from extensive private parking and generous outdoor space, completing what is a truly exceptional lifestyle opportunity.

Location

Tommy Gill occupies a superb position within the sought-after village of **Papcastle**, one of West Cumbria's most desirable residential locations. Rich in history and surrounded by beautiful countryside, the village enjoys a peaceful setting while being only moments from the vibrant Georgian market town of **Cockermouth**.

Cockermouth offers an excellent selection of independent shops, cafés, restaurants, supermarkets and highly regarded schools, together with a range of leisure and recreational facilities. The area is renowned for its outstanding natural beauty, with the Lake District National Park, Solway Coast and western fells all within easy reach, providing exceptional opportunities for walking, cycling and a wide variety of outdoor pursuits.

Excellent transport links ensure convenient access to the wider region, making Tommy Gill an ideal choice for those seeking a country lifestyle without sacrificing everyday convenience.

A Rare Opportunity

Properties of this calibre, occupying such generous private grounds and having remained in the same ownership for more than 65 years, are seldom offered for sale. Tommy Gill combines spacious and adaptable accommodation with extensive mature gardens, exceptional privacy and tremendous scope for sympathetic refurbishment, creating an outstanding opportunity to establish a truly special family home. Whether seeking a forever home, a multi-generational residence or an exciting renovation project in one of Cumbria's most desirable locations, Tommy Gill represents a unique opportunity that is unlikely to be repeated.

Early viewing is highly recommended to fully appreciate the setting, space and exceptional potential this remarkable home has to offer.

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 and water and drainage.

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



Floor 0



Floor 1



Approximate total area⁽¹⁾

2955 ft²

274.5 m²

Reduced headroom

33 ft²

3.1 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



EPC

Coming soon

