



WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services

3 Cow Brow Foot - Lupton



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Freehold £375,000



Features

- Charming three-bedroom character cottage dating back to 1806, beautifully blending period features with modern living.
- Versatile self-contained annexe with office, shower room and reception room, ideal for home working, guests or multi-generational living.
- Beautifully landscaped gardens, generous patio areas and stunning countryside views towards Farleton Knott.
- Well-presented accommodation arranged over three floors

Dating back to 1805, this charming three-bedroom cottage enjoys a beautiful edge of South Lakes setting with stunning gardens, ample parking and a versatile self-contained annexe, ideal for home working or multi-generational living. The lower ground floor is accessed from the rear of the property and comprises a practical utility room with plumbing for laundry appliances, useful storage, and space for coats and shoes. This level also benefits from a contemporary shower room and a versatile double bedroom, ideal as a guest room, home office or hobby room. The ground floor features a charming cottage-style kitchen fitted with cashmere units, granite worktops and

integrated appliances, enjoying delightful views over the garden and surrounding countryside. Adjoining the kitchen is a cosy living room with an open fireplace, front-facing window with shutters, and direct access to the front garden. To the first floor are two further bedrooms and a modern shower room. The principal bedroom enjoys lovely views towards Farleton Knott, while the second bedroom benefits from extensive built-in wardrobe storage. A real highlight of the property is the self-contained annexe, offering excellent flexibility for home working, guest accommodation or multi-generational living. The ground floor includes a shower room and a

practical tea point, while the bright first-floor reception room features a log-burning stove and enjoys beautiful countryside views, creating a welcoming and versatile space. Externally, the cottage boasts a beautifully landscaped rear garden with a generous patio, colourful borders and winding pathways, creating a peaceful space to relax and entertain. A gated front garden provides access to the living room, while ample parking includes two spaces for the cottage and a separate parking space for the annexe. The annexe also enjoys a raised gravelled seating area with countryside views and a traditional stone outbuilding providing useful external storage.



LOWER GROUND FLOOR

Utility/boot room - The property is entered via a practical and well-equipped utility room, providing an ideal everyday entrance. There is plumbing and space for a washing machine and tumble dryer, together with a sink and a large built-in cupboard housing the hot water cylinder. A separate area provides space for coats and shoes, while the useful understairs cupboard offers additional storage, making this a highly functional entrance to the home.

Bedroom 3/study - A generous double bedroom offering ample space for a range of freestanding wardrobes and bedroom furniture. Versatile in its layout, this room would also make an ideal home office, study, or hobby room to suit a variety of lifestyles.

Shower room - A stylish, fully tiled shower room fitted with a walk-in shower enclosure featuring an electric shower. Finished with contemporary neutral wall tiles, the room also benefits from a wash hand basin with a vanity unit providing useful storage beneath, a WC, and a heated towel rail, creating a practical and modern space.

GROUND FLOOR

Kitchen/diner - A beautifully presented cottage-style kitchen enjoying stunning views over the garden and surrounding countryside, creating a wonderful backdrop for everyday living. A charming exposed stone feature wall frames the window, adding character and complementing the traditional feel of the room. The kitchen is fitted with an attractive range of cashmere wall and base units, finished with granite worktops. Integrated appliances include a one-and-a-half bowl sink,





a Neff induction hob with double oven, a Bosch slimline dishwasher, and a fridge/freezer. There is also ample space for a dining table seating up to four people, making this a perfect space for both cooking and informal dining.

:Living room - A cosy and inviting living room situated adjacent to the kitchen, creating a welcoming space to relax and unwind. A large front-facing window fitted with attractive shutters allows plenty of natural light to flood the room while offering views over the front of the property. A door provides direct access to the outside, adding to the room's practicality. The focal point is a charming open fireplace, creating warmth and character, while a useful built-in storage cupboard houses the electrical consumer unit.

FIRST FLOOR

Bedroom 1 - A generous double bedroom positioned to the rear of the property, enjoying lovely views towards Farleton Knott. Light and airy throughout, the room offers a peaceful retreat with ample space for a range of bedroom furniture.

Bedroom 2 - Another well-proportioned bedroom positioned at the front of the property, benefitting from an abundance of built-in wardrobe storage. Currently arranged with two single beds, the room offers excellent versatility and would make an ideal guest bedroom.

Shower room - Conveniently positioned on the first floor between Bedrooms One and Two, this contemporary shower room is finished to a high standard. Fully tiled with stylish grey wall tiles, complemented by striking cobalt blue brick-effect feature tiles, the room has a modern and elegant feel. It is fitted with a walk-in shower, WC, wash hand basin, heated towel rail, and an illuminated LED mirror, combining practicality with contemporary design.

ANNEX - A versatile self-contained annexe offers excellent flexibility as a home office, hobby space or additional accommodation. Bright and spacious, it benefits from a tea point with fitted units and sink, a contemporary ground-floor shower room, and a fitted hi-fi system with Infinity speakers. The impressive first-floor reception room enjoys far-reaching countryside views, abundant natural light from Velux windows and a feature picture window, while a log-burning stove provides a cosy focal point.

Externally

To the front of the property is a gated garden, providing an attractive entrance and direct access into the living room. The beautifully landscaped rear garden, located immediately adjacent to the cottage, is a real highlight of the home. Predominantly laid to patio, it offers the perfect space for outdoor dining, entertaining, or simply relaxing whilst enjoying the colourful planted borders and peaceful surroundings. Thoughtfully designed with a variety of mature shrubs, flowering plants, and winding pathways, the garden creates a private and tranquil setting with delightful views towards the surrounding countryside. Beyond the main cottage leading up to the Annexe there is parking for two vehicles. The annexe also benefits from its own private parking space, making it ideal for independent living or those working from home. A raised gravelled seating area provides the perfect spot to sit and take in the beautiful countryside views, while a traditional stone-built outbuilding offers excellent additional storage for garden equipment, bicycles, or outdoor furniture.

Useful Information

House built - 1805.

Tenure - Freehold.

Council tax band - B (Westmorland and Furness Council).

Heating - Electric, Annexe has solar panels.

Drainage - Klargester shared with 5 properties, located adjacent to the property.

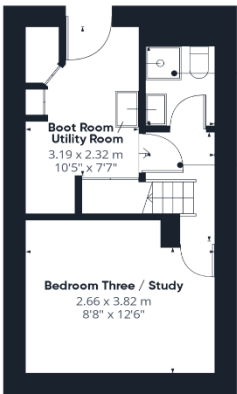
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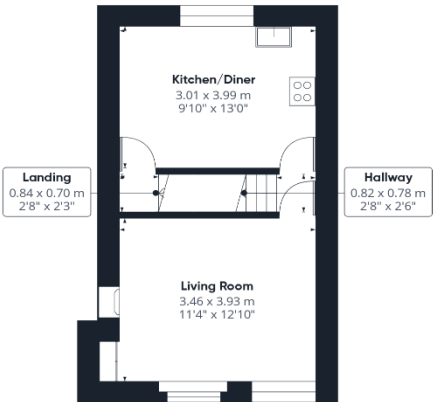
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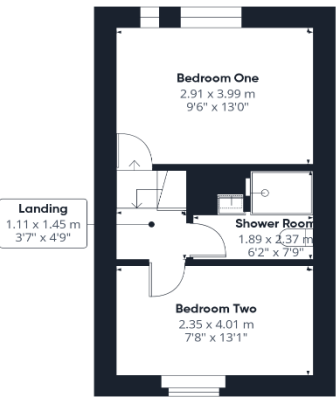
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Ground Floor Building 1



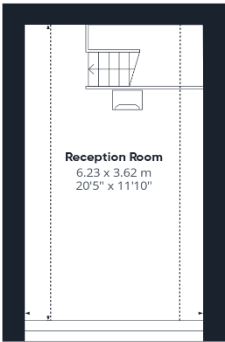
Floor 1 Building 1



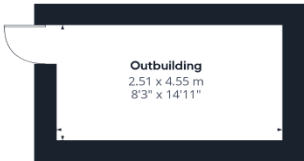
Floor 2 Building 1



Ground Floor Building 2



Floor 1 Building 2



Ground Floor Building 3

Approximate total area⁽¹⁾
147 m²
1582 ft²

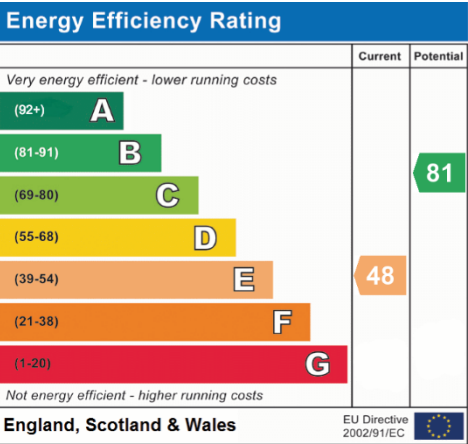
Reduced headroom
5.6 m²
60 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

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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