



Lowther

£315,000

21 Lowther Village, Lowther, Penrith, CA10 2HP

Located within the Lake District National Park, this Grade II * Listed 18th-century end terrace home effortlessly combines historic appeal with modern-day comfort, and enjoys a thoughtfully designed layout where every inch of space has been utilised efficiently, creating a harmonious blend of comfort and practicality. Comprising of three bedrooms, including an impressive dressing room, along with a shower room and additional bathroom, this quintessential home offers a rare opportunity to enjoy period living in a truly special setting. Additionally, benefit from low maintenance gardens, communal vegetable patch and off-street parking.

Upon entering, you are welcomed into a spacious entrance hall, setting the tone for the charm and character found throughout the home. Carpeted stairs rise to the first floor, while a beautifully preserved section of the wooden balustrade offers a subtle nod to the property's history and period appeal.



3



2



1



F



Superfast
broadband
available



Shared off-street
parking

Quick Overview

3 Bedroom 18th Century end terrace house

Grade II * Listed

Kitchen/ dining room

Cosy living room with multi fuel burner

Bedroom 1 with impressive dressing room

Located within a conservation area within
the Lake District National Park

Idyllic location

Low maintenance gardens

Shared off-street parking

Superfast broadband available

Property Reference: P0593



Kitchen/ Diner



Shower Room



Bedroom Three



Bedroom Three

From here, the cosy living room is situated to the right hand side. This inviting space is centred around a charming multi-fuel stove set within an attractive hearth, creating the perfect setting to relax and unwind. Natural light fills the room through a secondary glazed window to the side and front aspect, complete with a delightful window seat, adding both character and a peaceful spot to enjoy the outlook. From here, the charming fitted kitchen blends character with everyday practicality, offering a welcoming space at the heart of the home. A generous range of wall and base units provides excellent storage, complemented by ample worktop space for meal preparation. Complemented with an integrated four ring electric hob, oven and extractor with integrated dishwasher, washing machine and fridge/ freezer. Stainless steel sink with mixer taps. There is ample space for a dining table, creating a sociable area for family meals, morning coffee or entertaining friends. Two secondary windows to side aspect with door access directly onto the rear yard, making it easy to enjoy the indoor and outdoor living spaces.

Bedroom 3 is conveniently located on the ground floor, offering flexibility to suit a variety of needs. Currently used as a bedroom, the room accommodates a double bed despite being well suited as a generous single. Alternatively, it would make an ideal home office, study, nursery, or hobby room. Natural light is provided by secondary glazed windows to both the front and rear aspects, creating a bright and versatile space. Completing the ground floor is the three piece shower room, featuring a shower, basin and WC. A heated towel rail provides additional comfort, while a useful storage cupboard offers additional storage. Secondary glazed window to rear aspect.

Upstairs, you'll find two bedrooms, dressing room and family bathroom. The landing is full of character, featuring an exposed wooden beam and a range of small fitted cupboards providing valuable additional storage space. Natural light flows through a window to the rear aspect and a charming roof window. Leading from the landing into an exceptionally spacious dressing room with an impressive high ceiling, giving the space a wonderful sense of openness. The room benefits from a useful storage cupboard, a secondary glazed side window to side aspect, and a secondary glazed window to front aspect with a charming window seat. The generous proportions of the dressing room provide excellent flexibility and could easily be reconfigured to suit individual needs, to create a different arrangement of the principal bedroom suite. From here, Bedroom 1 is a cosy double bedroom, rich in character with exposed low wooden beams. A secondary glazed window looks onto the rear aspect window and allows natural light to fill the space.

Bedroom 2 is a charming small double bedroom with an exposed wooden beam that adds warmth and a sense of the property's heritage, while useful fitted storage cupboards make excellent use of the available space. Secondary glazed window to rear aspect. The family bathroom comprises of, bath with hot and cold taps, WC, basin and heated towel rail. A ceiling window allows for natural light to fill the space.

Outside, there is a low maintenance rear garden enclosed by an attractive stone wall boundary that adds to the cottage's rustic appeal, creating a private oasis ideal for relaxing. The thoughtfully designed outdoor space features a seating area surrounded by decorative chipped stones, complemented by a selection of mature shrubs and bushes that provide colour and interest throughout the seasons. For those with green fingers, residents have the option of making use of a communal vegetable patch, providing the opportunity to grow your own produce as part of the community. There is also an external store cupboard and shared off-street parking.

Lowther is a small village located within the Lake District National Park and approximately 1 mile from Hackthorpe village which offers a primary school, public house and village hall. The market town of Penrith is approximately 5 miles away offering local shops, bars and restaurants. Good transport links including bus services, railway station with links to North and South and M6 motorway.

Accommodation with approx. dimensions

Ground Floor

Entrance Hall



Living Room



Kitchen Diner



Bedroom Two



Bathroom



Rear Garden



Rear Garden

Kitchen/ Diner 11' 10" x 11' 10" (3.61m x 3.61m)

Living Room 11' 6" x 13' 1" (3.51m x 3.99m)

Bedroom Three 11' 10" x 5' 11" (3.61m x 1.8m)

Shower Room

First Floor

Bedroom One 11' 6" x 11' 2" (3.51m x 3.4m)

Dressing Room 10' 9" x 9' 4" (3.28m x 2.84m)

Bedroom Two 11' 10" x 5' 11" (3.61m x 1.8m)

Bathroom

Outside

Store

Property Information

Tenure

Leasehold. 999 years as of 1st January 2015

Leasehold property, lease expires on 31st December 3013 on a Peppercom rent

Ground Rent

We have been advised there is no ground rent at the property, nor has the current home owner been asked to contribute to a Ground Rent

Service Charge

We have been advised there is no Service Charge

Council Tax

Band B. Westmorland & Furness Council

Services & Utilities

Mains electricity, mains water, mains drainage and electric heating

Energy Performance Certificate

Band F. Grade 2 * Listed

Directions

From Penrith at Kemplay Bank Roundabout, take the 4th exit onto Kemplay Bank/ A6. Drive through the village of Clifton heading for the village of Hackthorpe.

Turn right just before the village and right again at the signpost for Lowther. The property will be on the left hand side

What3words Location

///stumble.mammoths.ownership

Viewings

By appointment with Hackney and Leigh's Penrith office

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Bedroom One



Dressing Room



Aerial View



The Property

Request a Viewing Online or Call 01768 593593

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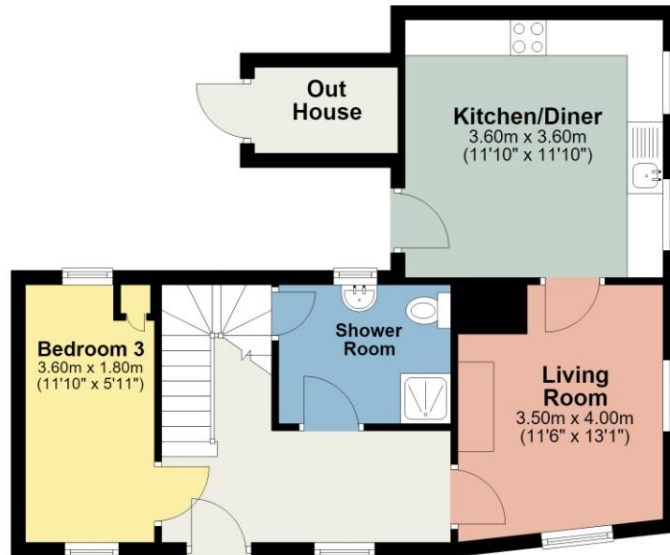


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Ground Floor

Approx. 47.9 sq. metres (515.3 sq. feet)



First Floor

Approx. 42.7 sq. metres (459.5 sq. feet)



Total area: approx. 90.6 sq. metres (974.9 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF: Plan produced using PlanUp.

21 Lowther Village, Lowther

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