



3

Bedrooms

2

Bathrooms











Property Description

A Distinctive Country Home with Spectacular Views, Beautiful Gardens, a Charming Bothy and Exceptional Character

Nestled in the beautiful West Cumbrian countryside near Waberthwaite, Prospect Hill is a truly individual detached home that effortlessly blends period character with thoughtful modern improvements. Surrounded by stunning scenery, the property enjoys far-reaching views across the surrounding landscape, creating an exceptional backdrop from almost every room. Although the property enjoys convenient roadside access, it is remarkably peaceful once inside the house and gardens, where the sense of tranquillity and the stunning rural outlook quickly take centre stage.

Offering spacious and versatile accommodation arranged over several levels, Prospect Hill is a home full of surprises. The property comprises three generous double bedrooms, two bathrooms and three welcoming reception rooms, providing flexible living space for families, those working from home or anyone seeking a characterful country retreat.

At the heart of the home is the spacious kitchen-diner, a sociable space designed for everyday living and entertaining. One of the home's most memorable features is the striking glazed floor panel, which allows natural light to filter through the property, illuminating the converted basement below while also bringing additional light through to the attic level above. This clever architectural feature creates a wonderful sense of openness and is a unique talking point that perfectly reflects the property's quirky personality.

The basement has been thoughtfully converted to provide a cosy snug alongside a dedicated home office, creating peaceful and practical spaces tucked away from the main living accommodation. Whether used for remote working, relaxing with a book or enjoying family movie nights, this level offers excellent versatility.

Outside, the beautifully established gardens are a particular highlight. Designed to make the most of the exceptional setting, they offer a variety of places to relax, entertain and enjoy the spectacular panoramic views over the surrounding countryside. The gardens provide colour and interest throughout the seasons, creating a haven for gardeners, wildlife and anyone seeking a peaceful outdoor retreat.

Adding further versatility to the property is the detached garage, which has been sympathetically converted by the current owners into a charming **Bothy**. Rich in character and thoughtfully arranged, it is currently enjoyed by the owners as ancillary accommodation for visiting family. Prospective purchasers should note that planning permission has not been obtained for formal residential use, and the Bothy should therefore be regarded as ancillary to the main dwelling. Nevertheless, it offers a wealth of potential as a home office, artist's studio, hobby room or flexible additional living space, complementing the main house beautifully.

Across the road, a short distance along a quiet lane, Prospect Hill also owns an additional parcel of land extending to approximately **0.10 acres (410 square metres)**. This delightful orchard enjoys a peaceful setting beside a gently flowing beck and includes a mature Bramley apple tree renowned for its abundant crop, together with younger apple and damson trees. A substantial garden shed provides useful storage and enhances the versatility of this enchanting space.

The property has been thoughtfully upgraded with sustainability in mind, benefiting from solar panels, an air source heat pump and an EV charging point, helping to reduce running costs while embracing modern, energy-efficient living. Further benefits include full double glazing and off-road parking.

Prospect Hill is a wonderfully individual home with immense charm, offering flexible accommodation, beautiful gardens, a delightful Bothy, additional orchard land and some of the finest countryside views in the area. Combining character, practicality and sustainable living in an idyllic rural setting, it presents a rare opportunity to acquire a truly memorable country home.

Accommodation

- Distinctive detached country home
- Three generous double bedrooms
- Two bathrooms
- Three reception rooms
- Spacious kitchen-diner
- Converted basement providing a snug and home office
- Feature glazed floor panel allowing natural light between the basement, kitchen and attic levels
- Self-contained converted Bothy
- Beautiful mature gardens with outstanding countryside views
- Separate orchard extending to approximately 0.10 acres (410 sq m) with beck frontage
- Mature Bramley apple tree, younger apple and damson trees
- Substantial garden shed
- Off-road parking
- Solar panels, air source heat pump and EV charging point
- Double glazing throughout
- Energy Rating: E (42), with potential to improve to B (81)

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

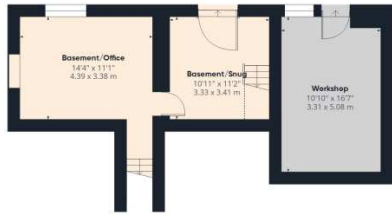
Email: info@mitchellsestateagency.co.uk

SERVICES

The property benefits from mains electricity, and water. Drainage is to a new treatment plant. The property benefits from an air source heat pump, solar panels and new radiators throughout.

VALUED ADDED TAX (VAT)

VAT will be charged if applicable.



Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
2104 ft²
195.3 m²

Reduced headroom
206 ft²
19.2 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		100
(81-91) B		
(69-80) C	83	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Prospect Hill, Waberthwaite, LA19

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E		
(21-38) F	33	
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		EU Directive 2002/91/EC

