HACKNEY & LEIGH

Low Lorton

Offers in the region of £750,000

Bridge End Cottage, Low Lorton, Cockermouth, CA13 0RQ

An outstanding detached four bedroom house with an adjoining self-contained interconnecting two bedroom cottage occupying an idyllic 0.29 acre site nestling in a delightful rural setting at the periphery of Low Lorton village within the Lake District National Park approximately four miles from Cockermouth and nine miles from Keswick.

Benefitting from comprehensive upgrading including the provision of a superb contemporary style two storey extension, Bridge End Cottage is ideally suitable for co-generational family occupancy or providing lucrative holiday rentals from the two bedroom cottage as successfully operated by the present owners.

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Quick Overview

Outstanding substantial detached four bedroom house

Adjoining self-contained interconnecting two bedroom cottage

Idyllic 0.29 acre site in Low Lorton village within the Lake District National Park

Delightful rural setting

Four miles from Cockermouth

Nine miles from Keswick

Comprehensively extended and upgraded accommodation including high quality fittings

Mature surrounding landscaped gardens and adjoining paddock

Extensive on-site parking areas and detached double garage

Internal viewing highly recommended

Property Reference: KW0572

Living Room

Kitchen

Lounge

Lounge

Benefitting from comprehensive upgrading including the provision of a superb contemporary style two storey extension, Bridge End Cottage is ideally suitable for co-generational family occupancy or providing lucrative holiday rentals from the two bedroom cottage as successfully operated by the present owners.

Accommodation

Main House

Ground Floor:

Inner Hall | Bedroom 1 / En-suite Bathroom | Utility Room | Walk In Cupboard | Bedroom 2 | Bathroom | Bedroom 3 | Dressing Room | Office

First Floor:

Entrance Hall | Inner Hall | Living Room | Dining Kitchen | Bedroom 4 | Shower Room | Lounge / Balcony

Adjoining Self-Contained Interconnecting Cottage

Ground Floor:

Entrance Porch | Living / Dining Room | Kitchen

First Floor:

Landing | Bedroom 1 / En-suite Shower Room | Bedroom 2 / En-suite Bathroom

Outside

On-site Parking Areas | Surrounding Landscaped Gardens | Double Garage | Paddock

Services

Mains water and electricity. Septic tank drainage. LPG heating.

Tenure

Freehold.

Living Room

Kitchen

Bedroom One

Bedroom Two

Bedroom Three

Bedroom Four

Council Tax

Band C.

Flooding

We are advised that the property has experienced flooding and that a range of subsequent flood defence works have been completed including: The whole ground floor has been tanked including plaster water proofer and all electric points raised. A new precast concrete flood defence wall was built along the roadside of the property. A new precast concrete flood defence wall was built between the property and the neighbouring property. Catchment pits and automatic pumps installed to the front and rear gardens for ground water allowing water to be pumped out over the rear garden flood defence wall. New flood gates are installed to the driveway entrance.

Viewing

By appointment with Hackney & Leigh's Keswick office.

Directions

From Keswick proceed on the A66 heading towards Cockermouth. Turn left onto the B5292 where signposted to Braithwaite and continue ahead through Whinlatter Forest. Turn left where signposted to Buttermere and then turn left at the T junction and proceed ahead passing through Lorton village. Turn right onto the B5289 where signposted to Cockermouth and then turn immediately left where signposted to the Caravan Park. Proceed across the bridge and the property is located on the right opposite the turning signposted to Thackthwaite.

What3words

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Price

Offers in the region of £750,000 are invited for consideration.

Cottage Living / Dining Room

Cottage Kitchen

Setting

Cottage Bedroom One

Cottage Bedroom Two

Anti-Money Laundering Regulations (AML)

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £60 (inc. VAT) per individual or £50 (inc. VAT) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £150 (inc. VAT).

Meet the Team

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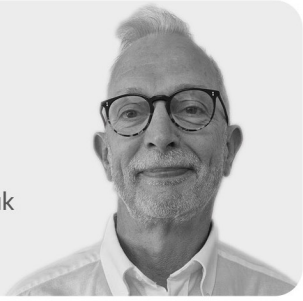


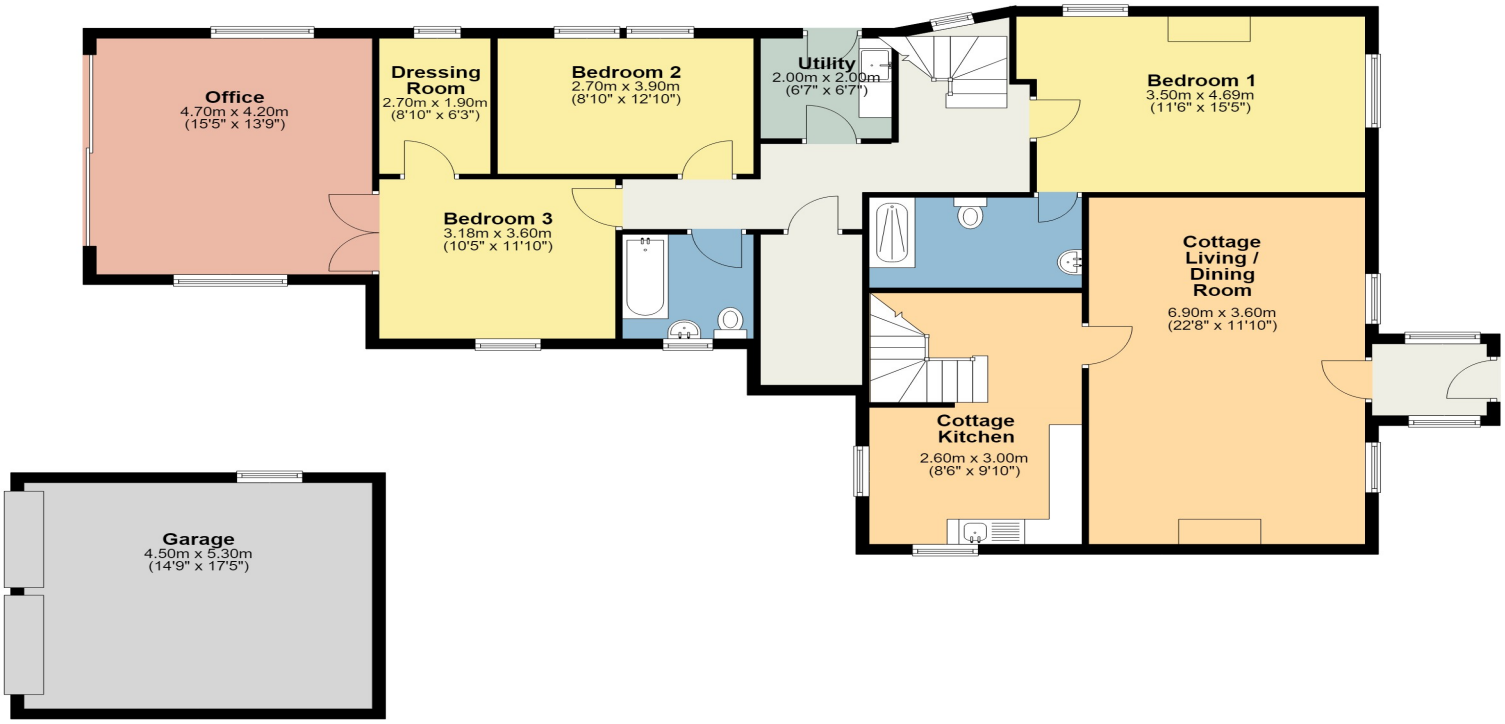
Viewings available 7 days a week including evenings with our dedicated viewing team
Call 01768 741741 or request online.

Need help with **conveyancing**? Call us on: 01539 792032

Can we save you money on your **mortgage**? Call us on: 01539 792033

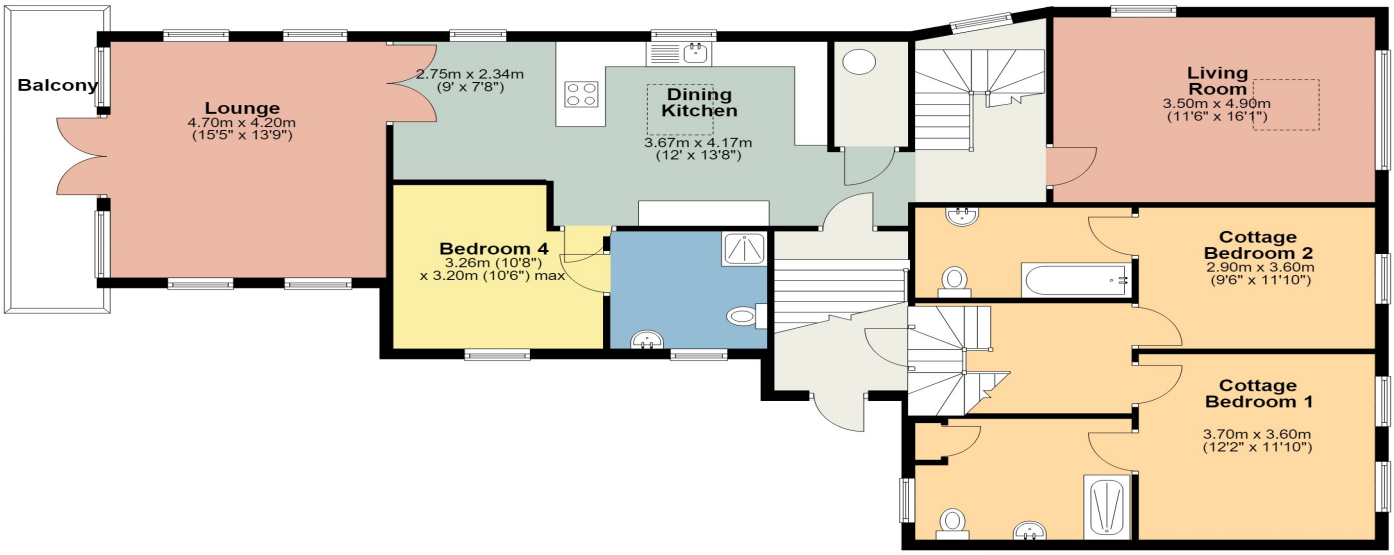
Ground Floor

Approx. 165.2 sq. metres (1778.4 sq. feet)



First Floor

Approx. 140.3 sq. metres (1510.1 sq. feet)
(excluding Balcony)



Total area: approx. 305.5 sq. metres (3288.5 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.

Bridge End Cottage, Cockermouth

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Request a Viewing Online or Call 01768 741741