



Shatton Hall, Lorton, Cockermouth, CA13 9TL

Guide Price **£825,000**

PFK

Shatton Hall

The Property:

Shatton Hall is a truly remarkable five bedroom detached residence that seamlessly blends timeless period charm with generous, light filled interiors, creating a warm and inviting family haven. This exceptional home welcomes you with an immediate sense of grandeur, courtesy of soaring high ceilings and expansive layouts that invite relaxation and sociable living. The main reception rooms exude character at every turn, where exposed wooden beams and a magnificent stone fireplace set a rustic yet refined tone, perfect for cosy evenings or entertaining guests in style.

Large windows flood each space with abundant natural light, framing tranquil garden views and enhancing the airy, uplifting atmosphere throughout. Rich period features are thoughtfully preserved, from intricate mouldings to beautifully crafted built-in shelving and storage, offering both elegance and practicality for modern family life. The heart of the home is a wonderfully rustic kitchen, adorned with bespoke wooden cabinetry and ample workspace, designed to inspire culinary creativity and family gatherings alike.

Multiple reception rooms provide flexible options for formal dining, relaxed lounging, or a dedicated play or study area, ensuring every member of the family has space to thrive.



Shatton Hall

The property continued...

Each of the five bedrooms is generously proportioned, continuing the theme of light and space, with charming details and restful outlooks that promise a peaceful retreat at the end of the day.

The grounds are no less impressive than the interior of the home; a beautiful orchard with a wide variety of soft fruit and apple trees, vegetable plots, and wraparound lawned gardens with small stream bisecting the rear garden, patio area, outside WC and storage outbuilding. There is ample parking for 6-7 cars on the gravel driveway and a substantial detached traditional barn, which provides stable block, substantial workshop and garage spaces, and unconverted barn rooms spread over the two floors. The barn is an attractive proposition for an appropriate planning application, subject to the new owners requirements.

Throughout the home, a harmonious blend of original features creates a unique living environment that is both steeped in history and perfectly suited to large family life. Properties of this calibre, combining such abundant character, generous proportions, and a welcoming ambience, are rarely available and highly sought after. Early viewing is strongly recommended to fully appreciate the exquisite details and the exceptional lifestyle this beautiful home offers.





Shatton Hall

Location & Directions:

Situated at the entrance to the delightful and scenic Lorton Valley, approx. four miles from Cockermouth and its range of shops and services. Lorton sits within the Lake District National Park and is surrounded by the north western high fells. Lorton also has a village pub, village shop, Church, school and is within just a short drive to the popular Crummock, Buttermere and Loweswater areas.

DIRECTIONS

The property can be found under postcode CA13 9TL

- **Detached 5 bedroom Grade II listed period home**
- **Multiple reception rooms, 2 bathrooms**
- **Substantial dining room with intricate stone fireplace**
- **Large wraparound gardens, detached stone barn with stable, workshop & garage**
- **Spectacular National Park Location**
- **EPC rating TBC**
- **Council Tax: Band G**
- **Tenure: Freehold**



ACCOMMODATION

Hallway

14' 7" x 9' 11" (4.45m x 3.03m)

Accessed via wooden external door, large character filled entrance hallway; stone flagged flooring and stone wall detailing, exposed beams, wall mounted lighting, stairs to first floor, open plan access into large dining room.

Living Room

17' 10" x 15' 5" (5.43m x 4.71m)

Light and airy high ceiling room, decorative coving, bay window, electric fire in granite hearth with ornate wooden surround. Partial wood panel walls, space for a three piece suite, point for TV.

Living Room

13' 11" x 12' 0" (4.25m x 3.66m)

Dual aspect second reception room with wooden external door giving access to the garden. High ceiling providing a bright and airy feeling, picture rail, alcove shelving, built in storage cupboards.

Dining Room

16' 9" x 14' 5" (5.10m x 4.39m)

A grand dining room rich in period details including a superb inglenook fireplace with original carvings, exposed beams, stone flagged flooring, window seats, wall mounted lighting and space for a 10-12 person dining table. A wonderful room for formal gatherings and occasions, entertaining or large families.

Pantry

5' 5" x 6' 0" (1.66m x 1.83m)

Rear aspect room with built in storage cupboards, shelving and ceiling hooks.



Kitchen

14' 8" x 13' 7" (4.46m x 4.15m)

Dual aspect room with exposed beam, fitted with a range of solid wood base and wall units, points for freestanding electric cooker and under counter washing machine and dishwasher, space for a six person dining table.

Pantry

9' 3" x 5' 9" (2.82m x 1.76m)

Rear aspect room with wall mounted storage shelves and ceramic sink.

Hallway

8' 6" x 3' 9" (2.58m x 1.15m)

Rear aspect hallway with wooden external door leading to rear garden.

Utility Room

8' 4" x 6' 0" (2.55m x 1.83m)

Rear aspect room with tiled floor, stone worktop, wall mounted shelf and wood panelled wall.

WC

7' 3" x 6' 1" (2.22m x 1.85m)

Rear aspect room with WC and wash hand basin

Hallway

3' 5" x 32' 10" (1.05m x 10.01m)

Stairs lead to half landing with rear aspect window then on to first floor hall way.

Bedroom 1

15' 8" x 12' 3" (4.77m x 3.74m)

Light filled large double bedroom with high ceiling, country views, decorative coving, and wash hand basin.

Bedroom 2

15' 5" x 10' 9" (4.71m x 3.28m)

Front aspect large double bedroom with twin windows, and built in storage cupboard.



Bedroom 3

12' 5" x 13' 11" (3.79m x 4.24m)

Dual aspect light and airy high ceiling room with decorative coving, wall mounted lighting, fitted wardrobes, drawers, dressing table and bedside units.

Bedroom 4

15' 9" x 12' 2" (4.81m x 3.72m)

Rear aspect large double bedroom with decorative coving, currently utilised as a home office.

Bedroom 5

11' 7" x 6' 8" (3.52m x 2.04m)

Generous, side aspect single bedroom with wall mounted shelving, currently utilised as a home office.

Bathroom

17' 0" x 6' 2" (5.18m x 1.88m)

Rear aspect room comprising; WC, shower cubicle with mains shower, bath, twin wash hand basins with storage cupboards, and internal door leading to store room.

Storage

12' 6" x 6' 0" (3.82m x 1.82m)

Rear aspect storage room with loft access via hatch.

Bathroom 2

7' 9" x 7' 5" (2.36m x 2.26m)

Rear aspect room comprising three piece suite; bath with electric shower over, WC and wash hand basin. Tiled splashback, wooden floor.



GARAGES AND OUTBUILDINGS

Garage 1

14' 6" x 14' 0" (4.43m x 4.26m)

A substantial garage with mezzanine storage area, power, lighting and wooden barn doors.

Workshop

32' 9" x 14' 2" (9.99m x 4.33m)

Substantial workshop/garage space with power and lighting.

Stable Block

15' 2" x 5' 6" (4.63m x 1.68m)

Wooden external door gives access to a substantial storage area, which leads to the stables, and has stairs to the first floor.

Stable Block 2

14' 10" x 14' 10" (4.52m x 4.52m)

Large storage area with two stable bays.

Room 1

48' 10" x 14' 8" (14.88m x 4.47m)

Accessed via stairs from the stable block, a substantial triple aspect unconverted room with exposed walls, vaulted ceiling and exposed beams, and wooden internal door leading to the hayloft.

Hayloft

15' 7" x 14' 8" (4.75m x 4.48m)

Front aspect room with rooflight, exposed stone walls, and hayloft external door.

Barn

32' 9" x 15' 2" (9.97m x 4.62m)

A substantial unconverted barn room with double height vaulted ceiling and exposed beams.





EXTERNALLY

Garden

The property sits within a substantial wraparound plot comprising mature orchard filled with a variety of soft fruit and apple trees, lawn gardens to the front side and rear - the rear garden being bisected by a delightful small stream with stone bridge. A vast collection of mature trees, shrubbery and perennials, outside wc and storage outbuilding. There is also a substantial two storey detached stone barn which offers stable, large workshop and garage areas, two unconverted barn rooms and a hayloft.

Driveway

6 Parking Spaces

A gravelled driveway and parking area offers a substantial amount of parking, potentially for up to 6 or 7 cars.

Garage

Double Garage

Within the detached barn there is a large garage area capable of accommodating two cars.







Floor 0 Building 2

PFK

Approximate total area⁰¹

(1) Excluding balconies and terraces

Calculations reference the RICS IPM 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Floor 1 Building 2

PFK

Approximate total area ⁰¹
962 ft ²
89.3 m ²
Reduced headroom
88 ft ²
8.1 m ²

(1) Excluding balconies and terraces

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

Calculations reference the RICS IPM 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Floor 0 Building 3

PFK

Approximate total area⁰¹

694 ft²

64.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPM 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 0 Building 1



Floor 1 Building 1

PFK

Approximate total area⁰¹

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

ADDITIONAL INFORMATION

SERVICES

Mains electricity and water, oil fired central heating and septic tank drainage. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

SEPTIC TANK DISCLOSURE

We have been informed that the property is served by a septic tank. We would advise any prospective purchaser that the current owner is not confident that the septic tank complies with the current standards and regulations introduced on 1st January 2020. Prospective purchasers are advised to make their own enquiries and satisfy themselves as to the septic tank's condition and compliance.

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PFK Estate Agency Cockermouth

68 Main Street Cockermouth, Cumbria - CA13 9LU

01900 826205

cockermouth@pfk.co.uk

www.pfk.co.uk/

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