



Church House, Lamplugh, Workington, CA14 4TY

Guide Price £650,000

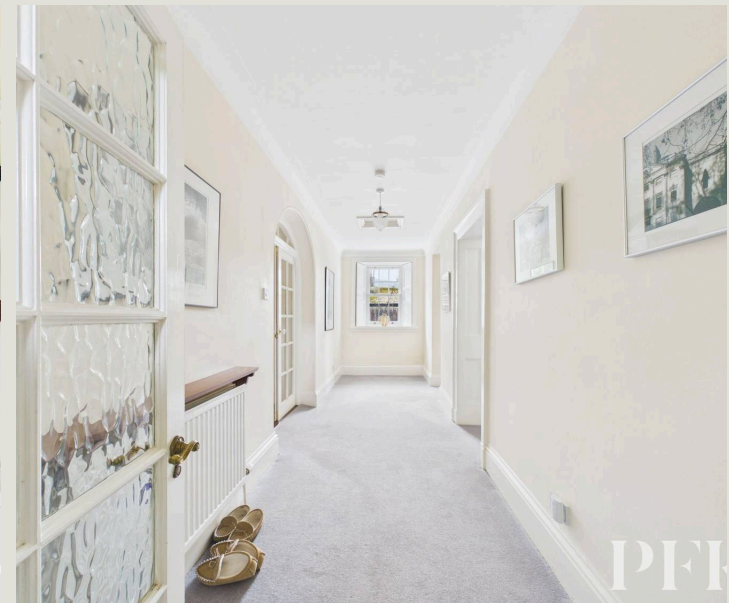
PFK

Church House

The Property:

This stunning four bedroom, two bathroom semi-detached house offers an exceptional blend of classic charm and modern convenience, thoughtfully arranged across spacious, light filled interiors. Upon entering, you are greeted by a decorative glass door and elegant flooring, setting a tone of sophistication. The generous hallway, adorned with glass panel doors, leads to a grand reception room brimming with period features – ornate ceiling mouldings, a marble fireplace, and a vintage chandelier – echoing the heritage of the home. The open plan kitchen and dining area stands out with its central island, modern appliances, integrated wine rack, and rich wood cabinetry. Each bedroom is designed for comfort and tranquillity, with high ceilings, large windows, and built in storage, while the bathrooms offer sleek contemporary finishes, walk-in showers, and luxurious bathtubs, all bathed in natural light.

Beyond the interiors, the property continues to impress with its exceptional outdoor spaces. The extensive, mature gardens provide a private oasis, featuring expansive lawns bordered by privacy hedging and majestic trees that create a peaceful, secluded setting – perfect for family gatherings, children's play, or quiet relaxation.



Church House

The property continued.....

The low maintenance gravel rear garden with a stepping stone path and storage shed offers additional versatility for outdoor living and entertaining. Practicality is ensured with a large gravel driveway leading to a spacious double garage, ideal for DIY enthusiasts or those seeking a home gym space. The well organised utility room, complete with outdoor access, enhances everyday convenience. Throughout the home, natural light pours in from large windows and skylights, highlighting tasteful neutral décor and quality finishes, while period detailing adds warmth and character to the inviting living spaces.

This remarkably versatile family home combines timeless elegance with modern functionality, set within beautifully landscaped grounds. With its array of high value features and the promise of an exceptional lifestyle, early viewing is highly recommended – properties of this calibre and character are rarely available and are expected to attract significant interest. Don't miss the opportunity to secure your dream family home.





Church House

Location & Directions:

Lamplugh is a peaceful, rural area located just outside the Lake District National Park. The area offers stunning natural surroundings, with beautiful views of the nearby fells and open countryside. It is an ideal location for those seeking a tranquil lifestyle, while still being within reach of the picturesque landscapes and amenities of the Lake District.

Directions

The property can be found under postcode CA14 4TY

- Beautiful 4 bed period home
- Rich with character & high quality finishes
- Substantial gardens & double garage
- Idyllic edge of National Park location
- No onward chain
- EPC rating TBC
- Council Tax: Band F
- Tenure: Freehold



ACCOMMODATION

Entry

7' 6" x 5' 9" (2.28m x 1.75m)

Accessed via wooden external door with glazed insert over, decorative coving, display shelf, tiled floor, wooden internal door with glazed inserts leading to hallway.

Hallway

22' 1" x 5' 9" (6.73m x 1.74m)

Decorative coving, loft access via hatch, rear aspect window with wooden shutters, stairs to first floor landing.

Living Room

21' 9" x 16' 8" (6.64m x 5.09m)

Beautiful, dual aspect high ceilinged room of exceptional proportions, filled with natural light from the substantial sliding sash windows. Decorative coving, ornate ceiling rose, picture rail, wall mounted lighting, window seat, marble fireplace with open fire and slate hearth. Space for a three piece suite, points for TV, telephone and broadband.

Kitchen

17' 9" x 10' 10" (5.41m x 3.30m)

Contemporary shaker style, solid wood kitchen with complementary granite countertop and island unit. Twin oven electric range cooker, 1.5 bowl composite sink with drainage board and mixer tap, integral dishwasher, space for a 6 person dining table, trap door leading to wine cellar.

Utility Room

5' 8" x 10' 11" (1.73m x 3.34m)

Side aspect room with wooden external door leading to rear garden. Base storage unit with complementary countertop, stainless steel sink with drainage board and mixer tap, plumbing for undercounter washing machine, oil fired boiler.



Cloakroom/WC

5' 10" x 1' 11" (1.78m x 0.59m)

Ground floor cloakroom with WC and wash hand basin.

FIRST FLOOR LANDING

9' 10" x 3' 10" (3.00m x 1.17m)

Rear aspect Velux skylight, built in storage cupboard, wooden door leading to staircase to fourth bedroom.

Bedroom 1

16' 8" x 14' 1" (5.08m x 4.28m)

Light and airy dual aspect room with high ceiling, decorative coving, ceiling rose and ensuite bathroom.

Ensuite Bathroom

8' 4" x 5' 9" (2.53m x 1.75m)

Front aspect room comprising three piece suite; bath with mains shower over, WC and wash hand basin, tiled splashback and heated towel rail.

Bedroom 2

12' 4" x 14' 1" (3.77m x 4.29m)

Rear aspect spacious double bedroom with built in double wardrobe.

Bedroom 3

12' 6" x 7' 6" (3.80m x 2.28m)

Side aspect bedroom with built in storage cupboard.

Bathroom

5' 7" x 12' 2" (1.71m x 3.71m)

Rear aspect room comprising four piece suite; bath, WC, wash hand basin and walk in shower cubicle with electric shower. Tiled splashback and heated towel rail.

Hallway

6' 1" x 5' 7" (1.85m x 1.69m)

leading to stairs to fourth bedroom.

Bedroom 4

12' 9" x 15' 1" (3.89m x 4.59m)

Rear aspect room with skylights, exposed beams, wall mounted lighting and point for TV.



EXTERNAL AREAS

Utility Room

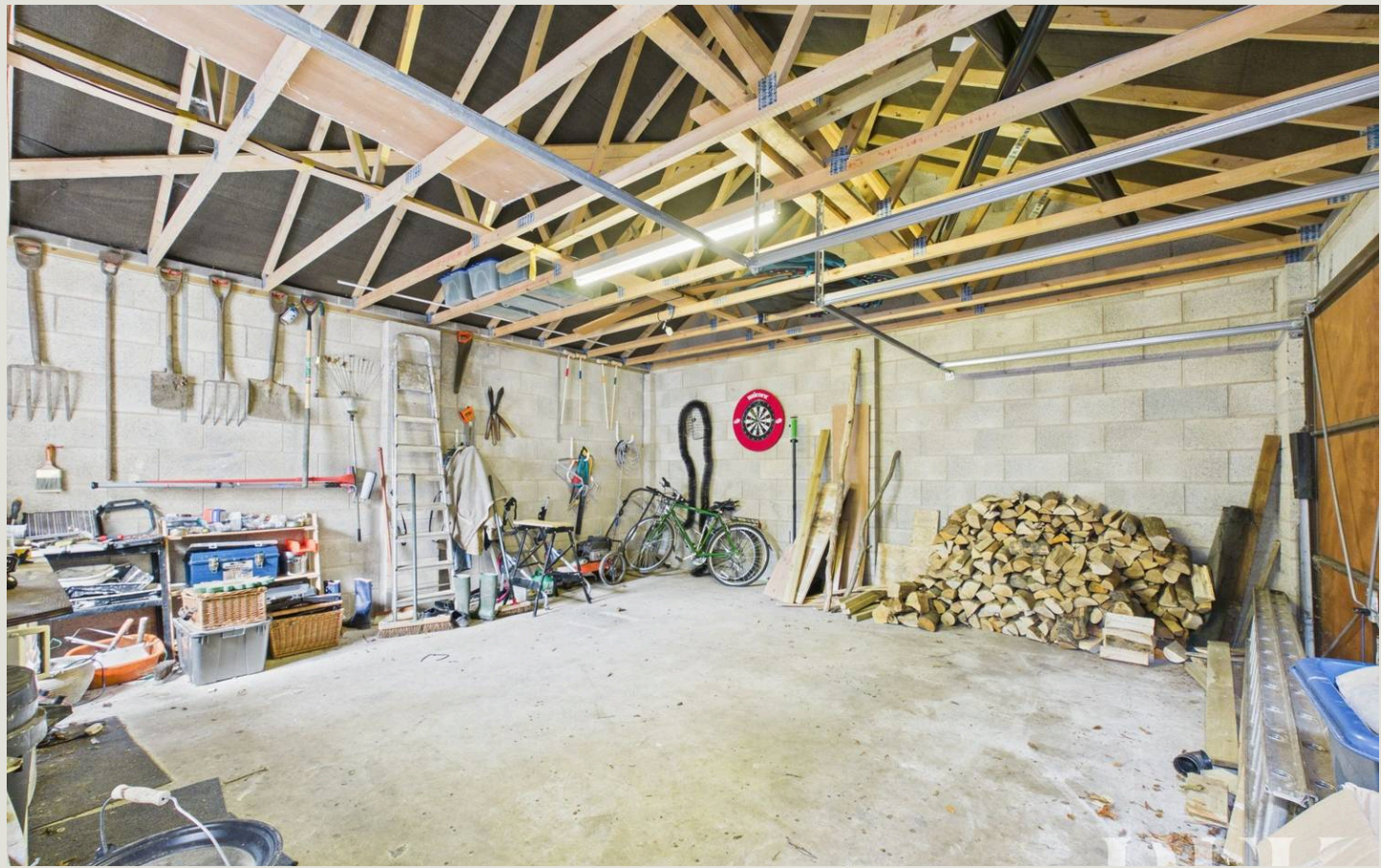
5' 8" x 4' 1" (1.73m x 1.25m)

A useful outside store/drying room with power and lighting.

Garage

18' 4" x 18' 2" (5.60m x 5.53m)

Substantial double garage with twin up and over doors, power and lighting, offering an excellent space for a workshop, home gym or space for tinkering with a classic car.





EXTERNALLY

Front Garden

To the front and side of the property sits a substantial garden mainly laid to lawn, with mature trees, shrubbery, perennials and hedging. Gravelled pathways and parking areas.

Rear Garden

To the rear of the property is a private garden area laid to decorative chippings.

Double Garage

2 Parking Spaces

Detached double garage with twin up and over doors, power and lighting.

Driveway

5 Parking Spaces

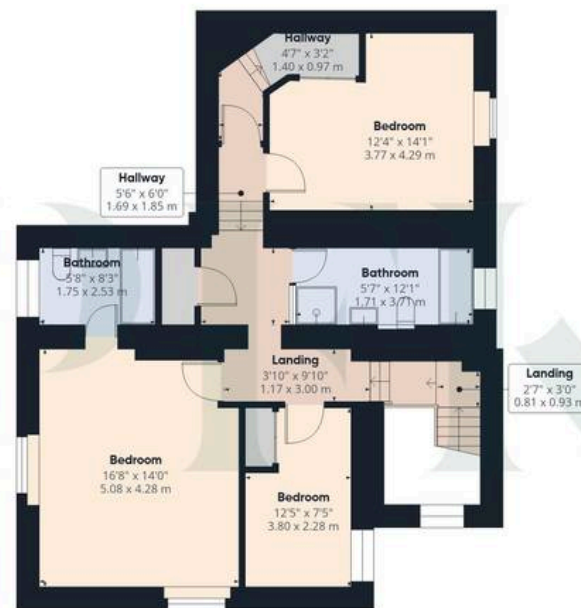
Substantial gravelled driveway and turning area providing parking for up to 5 cars.







Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

2209 ft²

205.2 m²

Reduced headroom

66 ft²

6.1 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.

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ADDITIONAL INFORMATION

Services

Mains electricity & water. Oil fired central heating. Septic Tank drainage. Double glazing installed. 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

We have been informed that the property has a septic tank and would advise any prospective purchaser to check it complies with current standards and rules introduced on 1st January 2020.

Referral Fee Disclosure

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- Auction – If you decide to sell your property via Auction House Cumbria following our introduction, the average referral fee earned for 2025 was £2,398 and is dependent on the final sale price.
- Financial Services (Emma Harrison Financial Services): average referral fee of £221 in 2024 for arranging mortgages, insurance, and related products.
- EPCs (M & G EPCs Ltd): £25 for EPC
- Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.





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