



High Lorton

Offers in the region of **£650,000**

Brewery House, High Lorton, Cockermouth, CA13 9UQ

A charming substantial stone-built four bedroom Grade II listed barn conversion enjoying views to the fells and an idyllic waterside setting beside Whit Beck on a tranquil side road in the centre of High Lorton village.

Equally suitable as a primary home, recreational second home or for lucrative holiday letting, this most appealing property was formed from the conversion of the original Jennings brewery stables building dating from circa 1830 and retains its characterful original period features including internal exposed stone walls, exposed beams and vaulted ceilings.

Quick Overview

Charming substantial stone-built Grade II listed barn conversion

Conversion from the original Jennings brewery stables building dating from circa 1830

Idyllic waterside setting beside Whit Beck in High Lorton village

Views to the fells

Eight miles from Keswick and four miles from Cockermouth

Convenient for Loweswater, Crummock Water and Buttermere

Original characterful period features

Four bedrooms and two bath / shower rooms

Living room, dining room and fitted kitchen

Enclosed rear paved garden, side garden and on-site parking

Property Reference: KW0378



4



2



2



E



Superfast
67Mbps



2



Living Room



Living Room



Kitchen



Bedroom One

Located approximately eight miles from Keswick and four miles from Cockermouth, High Lorton is situated in the stunning Lorton Valley close to Loweswater, Crummock Water, Buttermere and the Lakeland passes of Whinlatter, Newlands and Honnister. The village amenities include a public house, church, village hall, convenience store and primary school.

Accommodation

Ground Floor:

Entrance Hall

With electric heater.

Kitchen

With fitted base and wall units, sink with mixer tap, ceramic wall tiling, integrated extractor unit, fridge, freezer, plumbing for washing machine and dishwasher.

Living Room

With stone fireplace and wood burning stove, two electric heaters, glazed double doors to the rear garden.

Dining Room

With electric heater.

First Floor:

Landing

With electric heater, built in cupboard with water cylinder.

Master Bedroom

With two electric heaters, range of fitted bedroom furniture including wardrobes and drawers.

En-suite Shower Room

With WC, wash hand basin, shower cubicle, ceramic wall tiling, heated towel rail, roof window, marble floor.

Bedroom Two

With electric heater.

Bedroom Three

With electric heater, built in cupboard.



Living Room



Dining Room



Bedroom Two



Bedroom Three



Bedroom Four



Parking

Bedroom Four

With electric heater.

Bathroom

With WC, wash hand basin, bath with shower over, ceramic wall tiling, heated towel rail, roof window, marble floor.

Outside:

Access archway leading to on-site gravel surfaced parking area, sandstone paved rear enclosed courtyard garden overlooking Whit Beck and with stocked and shrubbed borders, three external stores, additional side shrubbed garden area with steps leading to Whit Beck, integral store.

Services

Mains water, electricity and drainage. Electric heaters.

Tenure

Freehold.

Rateable Value

£3,950.

Flooding

The property experienced flooding in 2015.

Right Of Way

The neighbouring property Cobblers Cottage has a pedestrian right of way through the archway.

Viewing

By appointment with Hackney and Leigh's Keswick office.

Directions

Proceed west from Keswick on the A66 towards Cockermouth and take the first left turning to Braithwaite and then continue on the B5292 Whinlatter Pass road towards High Lorton. Follow the road and turn left where signposted to High Lorton and then turn left at the T junction and proceed into the village. The entrance road to the property is situated on the left in between two properties named Corner House and Corner Cottage.

Price

Offers in the region of £650,000.



Courtyard Garden



Rear Elevation



View



Setting

Request a Viewing Online or Call 01768 741741

Meet the Team

Nick Elgey

Sales Manager

Tel: 017687 41741
Mobile: 07368 416931
nre@hackney-leigh.co.uk



Simon Bennett

Sales Team

Tel: 017687 41741
keswicksales@hackney-leigh.co.uk



Jane Irving

Sales Team

Tel: 017687 41741
keswicksales@hackney-leigh.co.uk



Amy Robinson

Sales Team

Tel: 017687 41741
keswicksales@hackney-leigh.co.uk



Helen Holt

Viewing Team

Tel: 017687 41741
keswicksales@hackney-leigh.co.uk



Steve Hodgson

Viewing Team

Tel: 017687 41741
keswicksales@hackney-leigh.co.uk



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**

Hackney & Leigh Ltd 11 Bank Street, Keswick, Cumbria, CA12 5JY | Email: keswicksales@hackney-leigh.co.uk

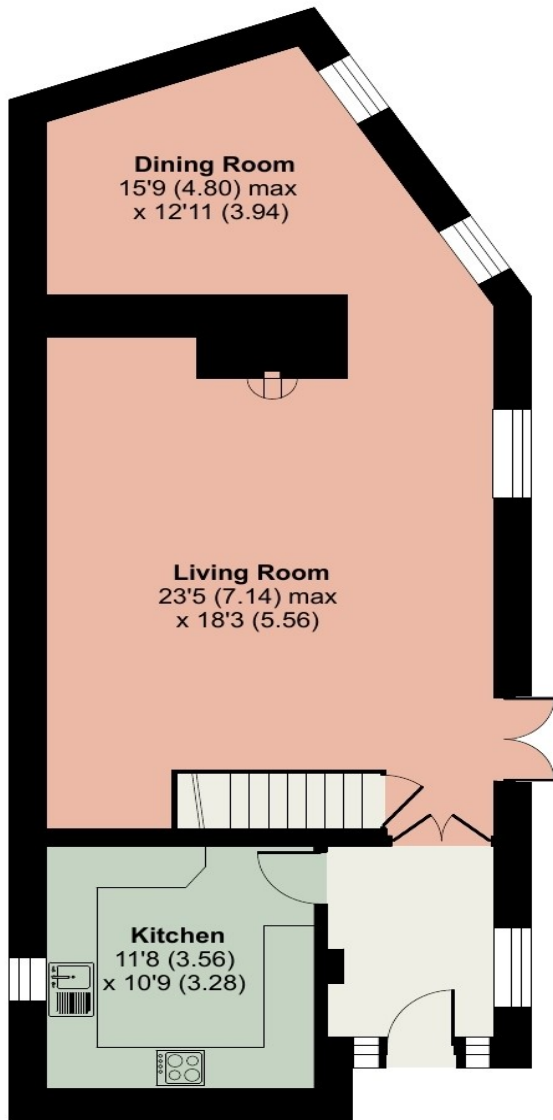
Brewery House, High Lorton, Cockermouth

Approximate Area = 1844 sq ft / 171.3 sq m

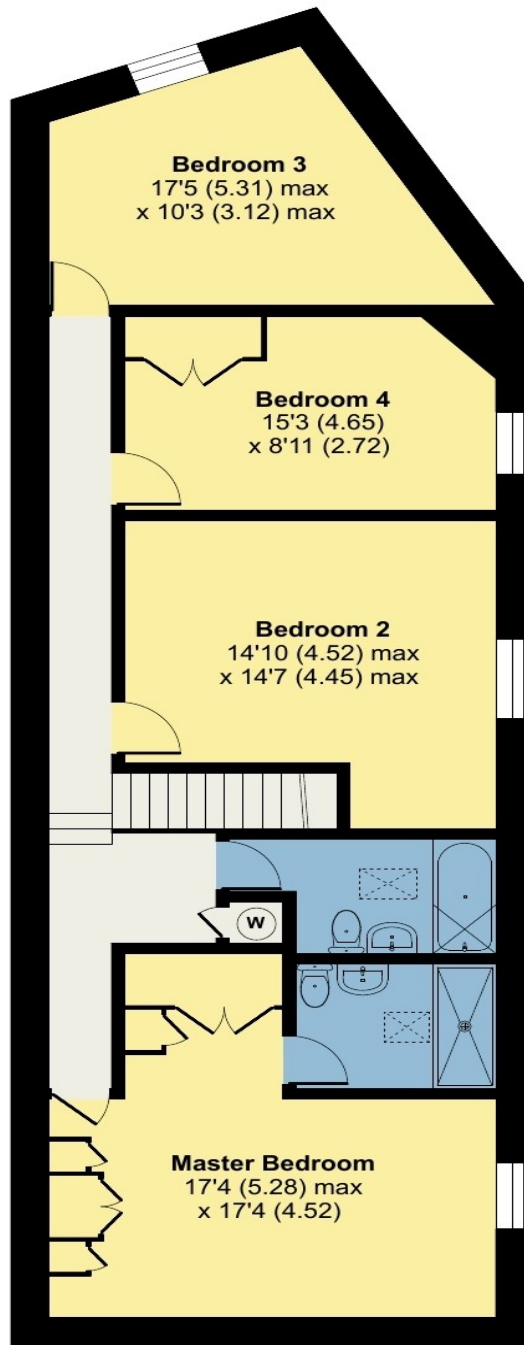
Outbuildings = 95 sq ft / 8.8 sq m

Total = 1939 sq ft / 180.1 sq m

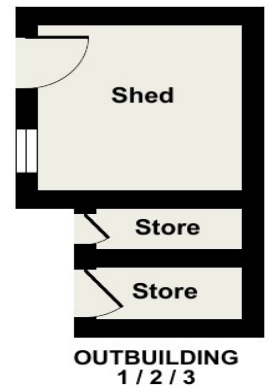
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checon 2024. Produced for Hackney & Leigh. REF: 1152965

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 18/07/2024.

Request a Viewing Online or Call 01768 741741