



High Lorton

Offers in the region of £1,150,000

Derwent, Fold End, The Courtyard, High Lorton, Cockermouth,
CA13 9UG

A rare opportunity to acquire two adjoining substantial three bedroom Regency style period cottages together with an extensive range of outbuildings suitable for a variety of uses and offering potential for residential conversion subject to obtaining all necessary consents.

Originally forming part of the Lorton Park estate dating from circa 1890 these charming properties are centrally situated in the historic village of High Lorton and pleasantly set in an expansive cobbled private inner courtyard bordering neighbouring open countryside.

Located approximately eight miles from Keswick and four miles from Cockermouth, High Lorton nestles 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.



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E



Superfast
56Mbps



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Quick Overview

Two adjoining substantial three bedroom
Regency style period cottages

Originally part of the Lorton Park estate dating
from circa 1890

Central location in High Lorton village within the
Lake District National Park

Approximately eight miles from Keswick and four
miles from Cockermouth

Convenient for Loweswater, Crummock Water
and Buttermere

Extensive range of substantial outbuildings
suitable for a variety of uses

Expansive cobbled private inner courtyard
Delightful mature gardens

Potential for residential development subject to
all necessary consents

Property Reference: KW0385



Fold End Dining Kitchen



Fold End Living Room



Fold End Bedroom One



Fold End Bedroom Two

Accommodation

Fold End

Ground Floor:

Entrance Hall

With built in cupboard.

Shower Room

With WC, wash hand basin, shower, ceramic wall tiling, heated towel rail.

Dining Kitchen

With fitted base and wall units including pelmet lighting, sink with mixer tap, ceramic wall tiling, integrated oven, hob, extractor unit, microwave, fridge, freezer, dishwasher, washing machine, two electric heaters.

Living Room

With front entrance door, period fireplace and wood burning stove, electric heater, under stairs cupboard.

First Floor:

Landing

With electric heater, built in cupboard and cylinder cupboard.

Bedroom One

With windows to two elevations, electric heater, fitted base unit with cupboards, built in wardrobe.

Bedroom Two

With electric heater.

Bedroom Three

With electric heater, fitted base cupboard.

Bathroom

With WC, two wash hand basins, bath with shower over and mixer / filler, ceramic wall tiling, two heated towel rails.

Stable

Ground Floor:

Store Room

WC

With WC, wash hand basin, electric heater.

First Floor:

Store Room

With front and rear arched windows, vaulted ceiling.

Derwent

Ground Floor:

Entrance Hall

With built in cupboard.

Shower Room

With WC, wash hand basin, shower, ceramic wall tiling, heated towel rail.

Dining Kitchen

With fitted base and wall units, sink with mixer tap, ceramic wall tiling, integrated oven, hob, extractor unit, plumbing for washing machine and dishwasher, original range stove, two electric heaters, built in cupboard.

Living Room

With front entrance door, recessed stone fireplace and wood burning stove, electric heater, under stairs storage area.



Fold End Dining Kitchen



Fold End Living Room



Derwent Dining Kitchen



Derwent Living Room



Derwent Bedroom One



Derwent Bedroom Two

First Floor:

Landing

With electric heater, built in cupboard and cylinder cupboard.

Bedroom One

With windows to two elevations, electric heater, fitted base unit with cupboards, built in wardrobe.

Bedroom Two

With electric heater.

Bedroom Three

With electric heater, fitted base unit with cupboard.

Bathroom

With WC, wash hand basin, bath with shower mixer / filler, ceramic wall tiling, roof window, heated towel rail.

Outside:

Expansive cobbled inner courtyard.

Range of outbuildings comprising:

Utility / Store Room

With fitted base and wall units, electric heater.

Open Fronted Barn

With electric light and power, rear door to the adjoining garden, stairs to loft storage.

Barn

With two pairs of double entrance doors, electric light and power, rear door to the adjoining garden.

Open Fronted Store

Providing covered vehicular parking.

Rear lawned and shrubbed gardens to the barn outbuildings.

Side garden comprising lawn, mature stocked and shrubbed borders, established trees, garden pond, driveway.

Grade II Listed Smoke House.

Services

Mains water, electricity and drainage. Electric heating.

Tenure

Freehold.

Council Tax

Fold End - Band E.

Derwent - Band E.

Potential Residential Development

The integral two storey stable offers potential for residential conversion to provide additional accommodation for either Derwent or Fold End or alternatively to provide a separate local occupancy restricted dwelling which is subject to obtaining all necessary consents. Architect drawings have been prepared for a conversion to provide additional ancillary residential accommodation and these were approved on 20 December 2023 under planning reference 7/2023/2198.

The rear outbuildings offer potential for residential conversion to provide two local occupancy restricted dwellings.

Any potential development of these buildings is subject to obtaining all necessary consents.

Lapsed Planning Consent

Detailed planning consent was approved on 18 August 2011 to convert the rear outbuildings to provide two local occupancy restricted residential dwellings under planning reference 7/2011/2181. This planning consent has subsequently lapsed.



Outbuildings



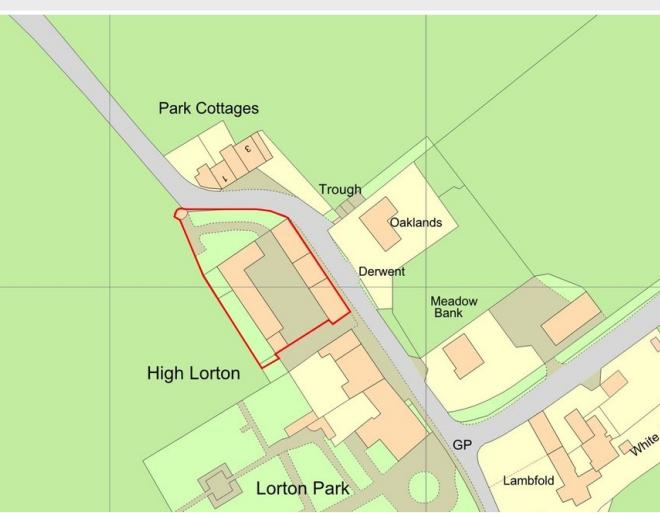
Rear Garden



Smoke House and Side Garden



Rear Garden



OS Map

Listed Building

The former Smoke House is Grade II listed and comprises a circular building constructed in slate rubble and cobble with sandstone dressings and mullioned battlements.

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 right at the T junction and the entrance lane to the property is situated on the left before the road bend.

What3words

[///recorders.clockwork.code](https://what3words.com/recorders.clockwork.code)

Price

Offers in the region of £1,150,000 are invited for consideration.

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 £42.67 (incl. VAT) per individual or £36.19 (incl. 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 £120 (incl. VAT).

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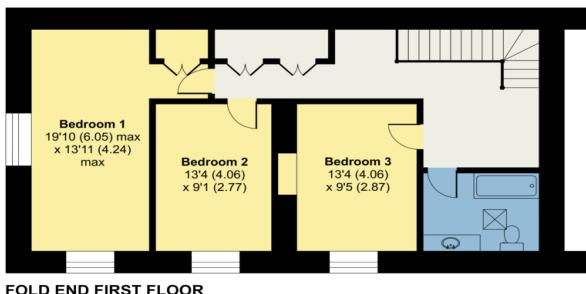
The Courtyard, High Lorton, Cockermouth

Fold End = 1632 sq ft / 151.6 sq m

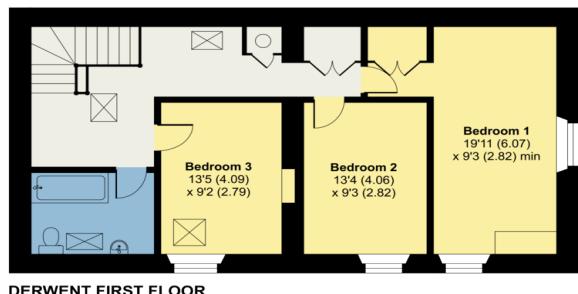
Derwent = 1590 sq ft / 147.7 sq m

Total = 3222 sq ft / 299.3 sq m

For identification only - Not to scale



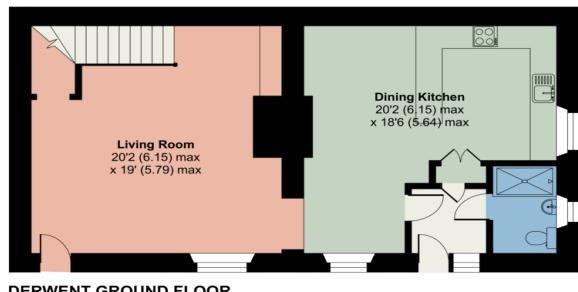
FOLD END FIRST FLOOR



DERWENT FIRST FLOOR



FOLD END GROUND FLOOR



DERWENT GROUND FLOOR



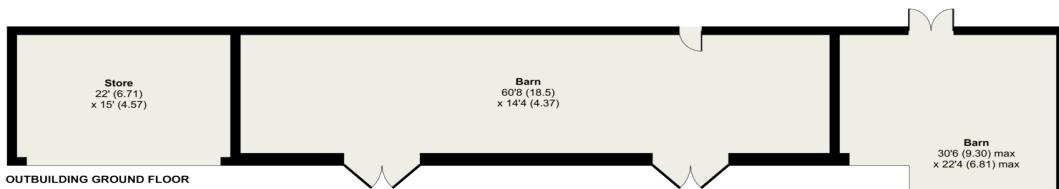
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Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024.
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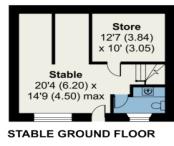
The Courtyard, High Lorton, Cockermouth

Outbuilding & Stable = 3195 sq ft / 296.8 sq m

For identification only - Not to scale



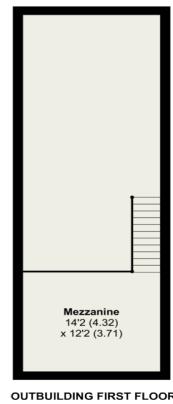
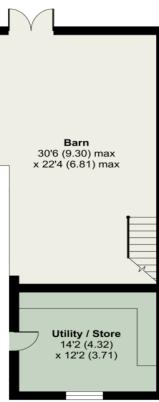
OUTBUILDING GROUND FLOOR



STABLE GROUND FLOOR



STABLE FIRST FLOOR



OUTBUILDING FIRST FLOOR



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024.
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