



## Croft Cottage, Newlands, CA12 5TU

Guide Price £600,000

PFK



# Croft Cottage

## The Property

A deceptively spacious detached bungalow with character, dating from approximately 1785 and converted from a barn and extended around the late 50's, early 60's, resulting in the idyllic country property we see today. Offering well proportioned accommodation, in particular the living area with a vaulted ceiling and exposed beams, flooded with natural light cascading through dual aspect windows that offer views of the surrounding landscape allowing for a great sense of spaciousness.

The well-appointed updated kitchen features sleek countertops, modern appliances, and ample storage space, adjacent to the kitchen is a cosy breakfast/ dining room and a good size practical utility with access to the garden. There are three bedrooms with the master bedroom having a modern ensuite shower room, office room with lots of fitted storage, with a door that access the rear, three piece family bathroom and a cloakroom with WC in the entrance hallway.

Externally there is a lovely surrounding garden, zoned in a variety of areas, which all enjoy their own picturesque and breathtaking view of Newlands valley. Ample parking space to the front of the property, entered through private gates, a peaceful setting and a harmonious blend of character, functionality and comfort within a 20 minute drive of Keswick and amenities.







## Croft Cottage

### Location & Directions

Littleton is a small hamlet set in the heart of the beautiful Newlands valley, with the famous Catbells fell as a backdrop. The property enjoys far reaching views in all directions. This is an idyllic and tranquil Lakeland setting which offers immediate access to outstanding Wainwright walking country, whilst also being within just 15-20 minutes drive of Keswick town centre (5 miles) which provides extensive local amenities and visitor attractions.

### Directions

The property can easily be located using postcode CA12 5TU or can otherwise be found using what3words location [///amber.towel.rarely](#)

- EPC rating E
- Freehold
- Council tax band F
- Rural idyllic setting in Newlands Valley
- Wonderful Lakeland fell views from all aspects
- Off road parking for 2-3 cars
- Three double bedrooms (one ensuite) and office/study





## ACCOMMODATION

### Entrance Porch

4' 2" x 4' 11" (1.28m x 1.51m)

Tiled flooring.

### WC

4' 2" x 4' 11" (1.28m x 1.51m)

Window to side aspect, WC and wash hand basin.

### Living Room

19' 2" x 14' 10" (5.84m x 4.51m)

Window to front aspect, vaulted ceiling with exposed beams and velux window, feature fireplace with modern wood burner set on tiled hearth, window to side aspect and three radiators.

### Kitchen

12' 6" x 8' 0" (3.80m x 2.45m)

Two windows to rear aspect, range of matching wall and base units, complementary worktop, composite sink and drainer with stainless steel mixer tap, integrated fridge, eyelevel oven, electric hob, slimline dishwasher, tiled flooring and a radiator.

### Utility Room

8' 10" x 7' 10" (2.69m x 2.40m)

Window and door to side aspect, matching wall and base units, complementary worktop, stainless steel sink and drainer with mixer tap, space for washing machine and space for freezer.

### Dining Room

8' 9" x 7' 10" (2.67m x 2.39m)

Window to rear aspect and a radiator.

### Inner Hallway

18' 9" x 2' 11" (5.71m x 0.89m)

Storage heater and fitted cupboards.





**Bathroom**

6' 8" x 7' 2" (2.02m x 2.19m)

Window to rear aspect, bath, WC, shower cubicle with electric power shower, wash hand basin and a radiator.

**Bedroom 1**

9' 3" x 11' 9" (2.81m x 3.57m)

Window to front aspect and a radiator.

**Bedroom 2**

9' 4" x 9' 6" (2.85m x 2.89m)

Window to front aspect and a radiator.

**Bedroom 3**

9' 6" x 14' 8" (2.90m x 4.46m)

Two windows to front aspect and a radiator.

**En-Suite**

5' 10" x 7' 9" (1.78m x 2.36m)

WC, wash hand basin, shower cubicle with electric power shower and a heated towel rail.

**Office/Study**

Door and window to rear aspect, fitted cupboards, shelving and a radiator.







## EXTERNALLY

### Garden

Nestled in the picturesque hamlet of Littleton in the stunning Newlands Valley, the property enjoys beautifully maintained cottage style gardens that perfectly complement its idyllic setting. To the front, a charming lawned garden creates a welcoming approach, in keeping with the traditional character of the home. At the rear, a delightful patio seating area provides a tranquil spot for outdoor dining or relaxation. Steps lead up through the lawn, thoughtfully set into the hillside, offering elevated vantage points with breathtaking views over the property and the majestic fells beyond.

### DRIVEWAY

2 Parking Spaces

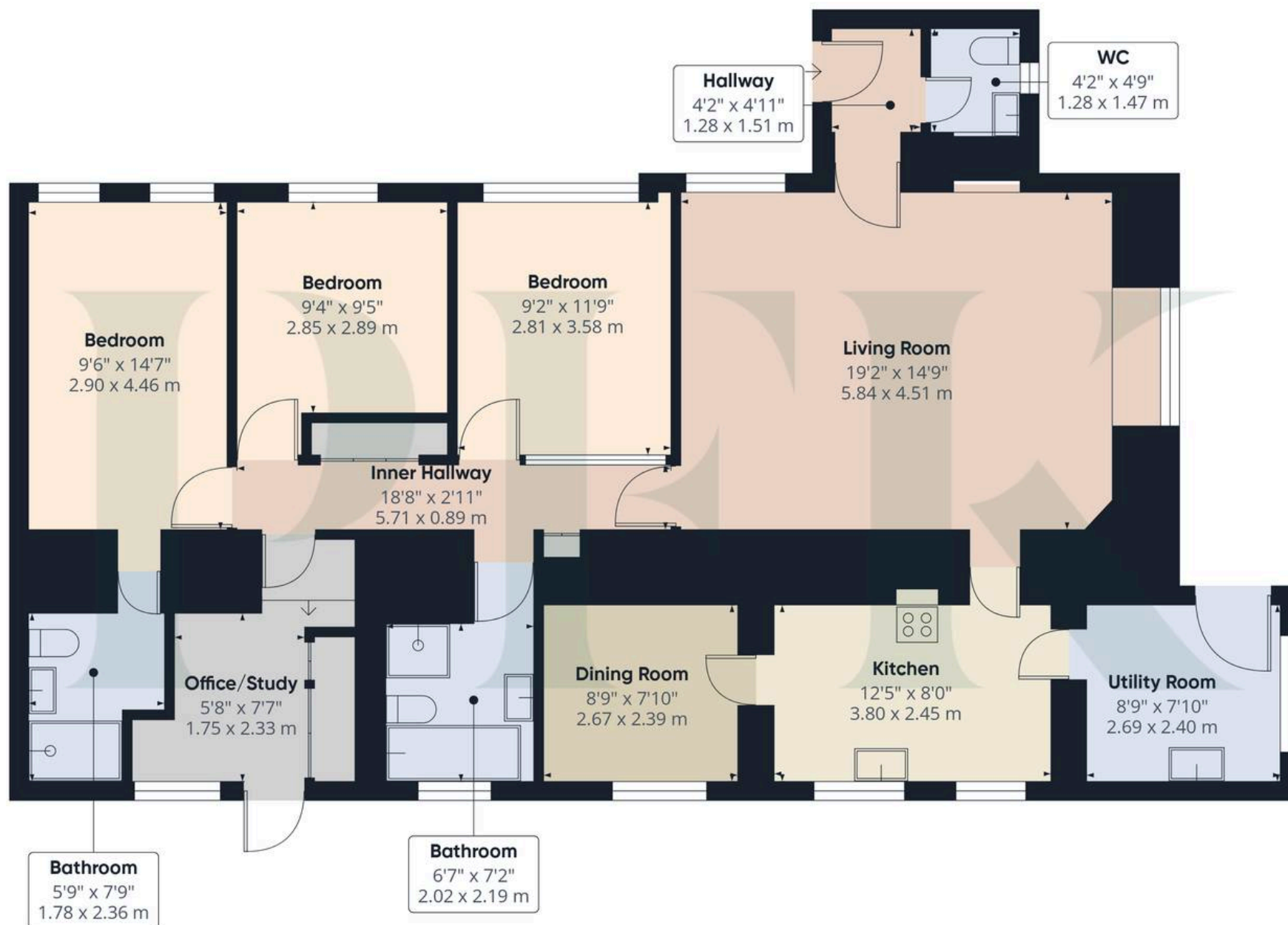
Gravelled area approached by wide gate, with steps that lead up to the front of the property.











Approximate total area<sup>(1)</sup>

1138 ft<sup>2</sup>

105.7 m<sup>2</sup>

(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.

GIRAFFE360



# Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92+) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>	<p>48</p>	<p>73</p>

**England, Scotland & Wales**

EU Directive  
2002/91/EC





## ADDITIONAL INFORMATION

### Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd – completion of sale or purchase – £120 to £210 per transaction; Emma Harrison Financial Services – arrangement of mortgage & other products/insurances – average referral fee earned in 2024 was £221.00; M & G EPCs Ltd – EPC/Floorplan Referrals – EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. Anti Money Laundering (AML) compliance check via Landmark referral between £8.50 to £15.50. All figures quoted are inclusive of VAT.

### Services

Mains electricity, oil fired central heating, private water supply (from a spring) and private 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.

### Drainage

We have been informed that drainage is by small sewage treatment plant, shared with the 4 adjacent properties, with each contributing 20% of the cost of maintenance, and would advise any prospective purchaser to check it complies with current standards and rules introduced on 1st January 2020. For further information on this – please contact Keswick branch.







## PFK Estate Agency Keswick

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