

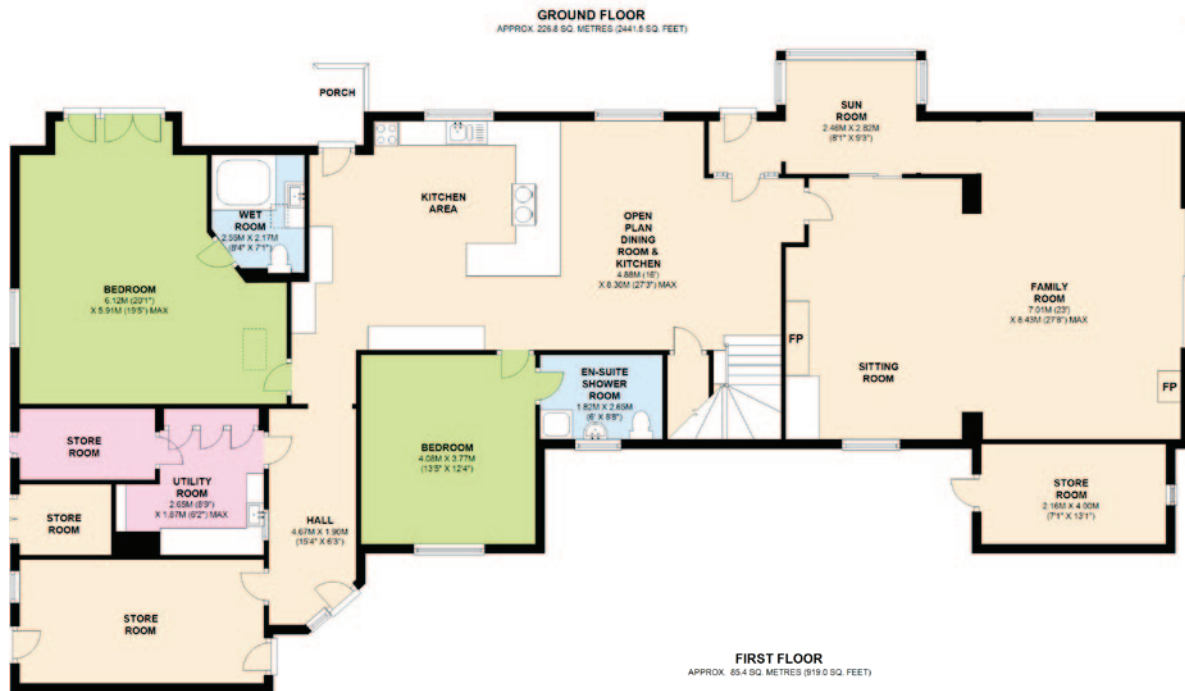
CROSS GATES,  
HIGH LORTON, COCKERMOUTH

Edwin  
Thompson



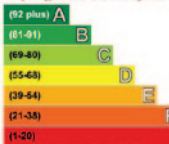


# CROSS GATES, HIGH LORTON, COCKERMOUTH, CUMBRIA, CA13 9UL



## Energy Efficiency Rating

Very energy efficient - lower running costs



Current	Potential
37	63

Not energy efficient - higher running costs



### Brief Résumé

Detached five bedroomed (two en-suite) house in delightful village location with outstanding views. This spacious property features impressive open plan kitchen/living area, gardens and off-road parking and drive. No upward chain.

### Description

Cross Gates enjoys a highly favoured position on the edge of the very popular village of High Lorton, with what must be the finest views of any property within the village. Backing onto open countryside, the house has uninterrupted south facing views of the whole valley, and the surrounding Lakeland fells. There are further views in all directions, enjoyed from both the house and gardens which extend to three sides of the property. The house features a well-appointed open plan kitchen/ living area incorporating an oil fired aga and connecting seamlessly into a generous dining room. Further reception rooms comprise a very large split level lounge with open fire and log burning stove, sun lounge, utility room and workshop. Also on the ground floor are two large double bedrooms with en-suite bathrooms. On the first floor there are three further bedrooms plus house bathroom and separate wc. Within the property there are several built-in cupboards providing ample storage spaces. Outside an alternative vehicular entrance is being prepared.

Lorton is approximately 5 miles south of the busy Georgian market town of Cockermouth which offers a wide range of facilities and has excellent schools. Lorton has its own thriving primary school, small village shop, church, and pub, together with an excellent community spirit. The village is much sought after being within a quieter part of the Lake District National Park surrounded by impressive Lakeland fells. Just a short distance away are the beautiful lakes of Loweswater, Crummock water and Buttermere.

Viewing is absolutely essential to appreciate the extensive accommodation available and the property's outstanding location.

### Directions

From Keswick follow the A66 in a westerly direction towards Cockermouth. After Portinscale take the first left hand turning into Braithwaite and follow the B5292 over the Whinlatter pass. On descending towards Lorton, beyond the left hand turn signposted "Unsuitable for motor vehicles," take the next left hand turning into the village. At the bottom of the hill turn left and continue around to the right past the school and tennis courts, and just beyond the next minor crossroads



Cross Gates will be found on the left hand side. For a short while the property may be accessed by turning left at the cross roads and immediately right through the gated entrance. However, soon an alternative vehicular entrance will be available by continuing across the minor crossroad junction to where the new driveway will be evident on the left handside.

### Accommodation:

#### Ground Floor

### Kitchen/ Living Area

The open plan reception/ kitchen/ living area is approached via an outside covered porch and half-glazed entrance door. This open plan ground floor space which incorporates the kitchen and dining area flows seamlessly into the rear porch/ hall and has doors off to the remaining ground floor rooms.

The kitchen area comprises an extensive range of fitted wall and base units comprising cupboards and drawers with solid wood work tops and curved corners, hidden worktop lighting and projecting breakfast bar. A recess with opening above linking into to the dining area incorporates the oil fired aga. Other integral



appliances include separate electric cooker with stainless steel cooker hood above, dishwasher, and fridge. One and a half bowl sink with mixer tap, coved ceiling with recessed ceiling lights and uPVC double glazed window to the rear with fitted roman blind. Throughout the open plan area the floor is finished in attractive multi-coloured slate tiles.

### Dining Area

Coved ceiling, coloured slate tiled floor, stairs off to first floor with oak door to understairs cupboards, boiler cupboard incorporating oil-fired boiler, radiators, uPVC double glazed window to the rear and glazed door to further entrance lobby which also leads into the conservatory.

### Conservatory

Coloured slate tiled floor, radiator, uPVC double glazed windows to three sides, link through to lounge, plus internal sliding doors to lounge.

### Lounge

Large split-level room, with feature stone fireplace having open fire grate, fitted shelves and cupboards to one side, coved ceiling, radiators, uPVC double glazed windows to both front and rear. Steps down to lower level lounge area with wood block flooring, wood burning stove, further window to the rear and sliding patio doors to the side garden area.

### Rear Hall

Coloured slate floor extends into rear hall, radiator, coved ceiling, and sealed unit double glazed door to the outside front garden. Door to workshop area and further oak door to:

### Utility Room

With sink, plumbing for washing machine, store cupboards, and coloured slate floor.

### Bedroom 1

Master double en-suite bedroom with coloured slate floor, high ceiling incorporated high level storage area and velux roof window, radiators, oak doors, uPVC double glazed window to the side and full height uPVC double glazed patio doors and windows to the rear.

### En-suite wetroom

Washbasin, wc, shower, wall mirror and lights, tiled walls, extractor fan, high ceiling incorporating velux window.

### Bedroom 2

Double en-suite bedroom with coloured slate tiled floor, radiator, uPVC double glazed window to the front.



### En-suite

Tiled shower cubicle, washbasin, wc, extractor fan, radiator, polished timber boarded floor, uPVC double glazed window to the front.

### First Floor

#### Stairs

With uPVC double glazed window to the front

#### Landing

Access to under eaves storage, loft access, large built-in store cupboard, tank cupboard incorporating pressurised hot water cylinder.

#### Bedroom 3

Double bedroom with washbasin, fitted cupboards, undereaves storage, radiator, uPVC double glazed window to the side.

#### Bedroom 4

Single bedroom with radiator, walk-in storage area, fitted cupboards and wardrobe, uPVC double glazed window to the rear.

#### Bedroom 5

Double bedroom with radiator, built-in wardrobes, walk-in undereaves storage cupboard, uPVC double glazed window to the rear.

### Bathroom

Deep panelled bath with mixer tap and integral shower attachment, tiled surround, wc, washbasin, chrome radiator, tiled walls, large wall mirror, wall cupboard, velux roof windows to rear.

### Separate WC

With washbasin, radiator, uPVC double glazed window to the front,

### Outside

Attached garden stores

Detached garage – proposed

### Gardens

Level gardens largely laid to lawn extend to three sides of the property and include gravelled paths and seating areas, further paved and decked patios.

### Services

Mains water, electricity and sewage are connected. Central heating and water heating are provided by the oil-fired boiler and supplemented by an air sourced heat pump.

### Council Tax

The Allerdale Borough Council website identifies the property as being within Band 'G', and the total Council Tax payable for the year 2016/17 as being £2740.83.

### Agents Note

The garden area to the east side of the property has recently been sold to a local family for the construction of a new dwelling. Recently constructed fencing defines the new boundary between the two properties. Previously access has been gained through the site which has been sold, and a condition of the sale was that a new driveway on the west side of the property would be provided.

### Offers

All offers should be made to the Agents, Edwin Thompson Property Services Limited.

### Viewing

Strictly by appointment through the Agents, Edwin Thompson Property Services Limited.

REF: K3710450





28 St John's Street,  
Keswick,  
Cumbria  
CA12 5AF

T: 017687 72988  
F: 017687 71949  
E: keswick@edwin-thompson.co.uk  
W: edwin-thompson.co.uk

Edwin  
Thompson



Berwick upon Tweed  
Carlisle  
Galashiels  
Keswick  
Newcastle  
Windermere

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Registered office: 28 St John's Street,  
Keswick, Cumbria, CA12 5AF.

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