

**WILKES
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HILL**

Residential & Commercial
Estate Agents
Letting Agents

15 Lowther Village, Lowther, Cumbria, CA10 2HP



- **Refurbished Grade 2 Listed 18th Century Cottage**
- **Historic Model Village in the Lake District National Park**
- **Living Room + Dining Kitchen**
- **3 Double Bedrooms + 2 Shower Rooms**
- **Enclosed Rear Yard with a South Westerly Aspect**
- **Off Road Parking for 3 Cars + Stone Outhouse**
- **Triple Glazing + Oil Central Heating via a Condensing Boiler**
- **EPC F - Significant Improvements Made Since**

Price £290,000

This exquisite cottage, in the historic model village of Lowther and within the Lake District National Park, has been recently refurbished to a high standard throughout and oozes the style, charm and character of the original building, whilst having a wealth of modern upgrades. The accommodation comprises: Entrance Hall, Living Room, Dining Kitchen, a Double Bedroom and Shower Room all to the ground floor with 2 further Double Bedrooms and a Shower Room to the first floor. The cottages are set around an open lawned courtyard with vehicle access to the rear where there is an Off Road Parking Area for up to 3 cars and a Stone Outhouse with light and power point. there is also an Enclosed Yard to the rear of the cottage with a South Westerly aspect. The property also has the benefit of Triple Glazing, Oil Fired Central Heating via a Condensing Boiler and has a Multi Fuel Stove in the living room.

Location

From Penrith, Head south on the A6, signposted Eamont Bridge and Clifton. Continue through Clifton to the village of Hackthorpe. Take the first right turn into Hackthorpe and then turn right again , signposted to Lowther Village.

Amenities

In the village of Hackthorpe, there is an infant and primary school, a village hall and a public house. In the village of Askham, approximately 1 ½ miles, there is a village shop and Post Office, a Church, Village Hall, an open air swimming pool and 2 public houses. All main facilities are in Penrith, approximately 4 ½ miles. Penrith is a popular market town with a population of around 15,000 people and facilities include: infant, junior and secondary schools with a further/higher education facility at Newton Rigg University of Cumbria. There are 3 supermarkets and a good range of locally owned and national high street shops. Leisure facilities include: swimming pool, climbing wall, golf course, rugby and cricket clubs. Penrith is known as the Gateway to the North Lakes and is conveniently situated for Ullswater and access to the fells.

Services

Mains water, drainage and electricity are connected to the property. Heating is via an oil fired combi boiler.

Tenure

The vendor informs us that the property is leasehold, being a 999 year lease from 1st January 2015.

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

ACCOMMODATION

Entrance

Through a timber door to the;

Hall

Stairs lead to the first floor with painted handrail and spindles and a cupboard below. The flooring is oak laminate there is a triple glazed window to the front and in the stairwell giving natural light and there is a single radiator.



Living Room 12'1 x 14'9 (3.68m x 4.50m)

A cast iron multi fuel stove is set in a slate tiled hearth and painted wood surround. The floor is oak laminate, there are two painted beams to the ceiling and recessed downlights. Two triple glazed windows face to the front, there is a single radiator, a TV and a telephone point. A walk in cupboard has a light, a single radiator and triple glazed window.



Dining Kitchen 11'11 x 16'6 (3.63m x 5.03m)

Fitted with a range of gloss white fronted base units and a pale grey granite work surface incorporating a square 1/2 bowl sink with a carved drainer, mixer tap and tiled splashback. There is a built in NEFF electric oven and ceramic hob, integral fridge, dishwasher and washing machine. The flooring is ceramic tiled and the ceiling has recessed down lights. There is a single radiator, triple glazed windows face to two sides and a door leads to the outside.



Bedroom One 11'10 x 11'10 (3.61m x 3.61m)

Triple glazed windows face to the front and rear. The flooring is oak laminate and there is a single radiator.



Shower Room 7'1 x 5'8 (2.16m x 1.73m)

Fitted with wash basin set in a cabinet, a toilet with a boxed cistern and shower enclosure tiled to two sides and with a mains fed shower. The floor is ceramic tiled and the ceiling has recessed halogen down lights. There is a chrome heated towel rail, a shaver socket, an extractor fan and triple glazed window to the rear.



First Floor - Landing

There are painted beams to the ceiling, a double glazed skylight and a single radiator.



Bedroom Two 12'1 x 15'8 (3.68m x 4.78m)

Having painted beams to the ceiling, a single radiator and triple glazed window.



Bedroom Three 11'11 x 11'11 (3.63m x 3.63m)

Having painted beams to the ceiling, a single radiator and triple glazed window.



Shower Room 7'6 x 5'9 (2.29m x 1.75m)

Fitted with a wash basin set in a cabinet, a toilet with boxed cistern and a shower enclosure with a mains fed shower over. The floor is ceramic tiled and the ceiling has recessed down lights. There is a chrome heated towel rail, a shaver socket, an extractor fan and triple glazed window to the rear.



15 Lowther Village is set in a corner of a three sided courtyard.

To the front of the cottage is a shared lawn (maintained by Lowther estate) with a footpath from the roadside to the front door.



To the rear of the cottage is an enclosed yard which enjoys the afternoon and evening sun. The oil fired boiler and oil tank are located here.

A gate from the yard leads to a gravelled parking area suitable for three cars.

Beyond the parking area is a;



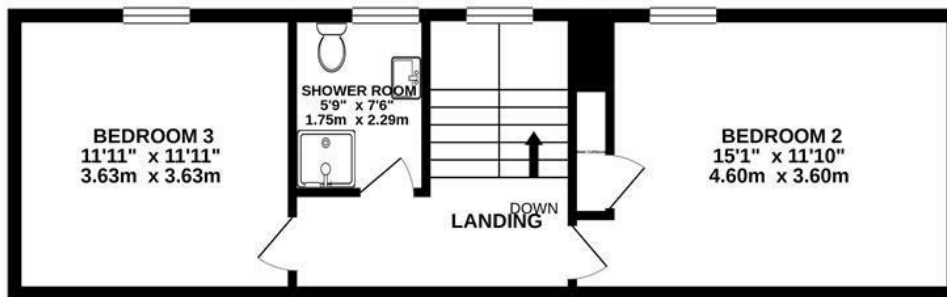
Stone Outhouse 5'2 x 10' (1.57m x 3.05m)
With light and power.



GROUND FLOOR
643 sq.ft. (59.7 sq.m.) approx.

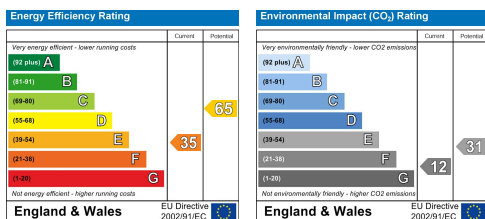


1ST FLOOR
466 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA : 1109 sq.ft. (103.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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