



Cockermouth

**Offers Over
£925,000**

Shatton Lodge
Lorton Road
Cockermouth
Cumbria
CA13 9TJ

Property Ref: KW0068

A substantial Grade II listed detached five bedroom period house with a wonderful large open beamed barn providing further accommodation and having its own private walled garden. The house sits in mature garden, lawn, orchard and paddock extending to approximately 4.5 acres and enjoys stunning open rural views to Lorton Vale and the surrounding grand fells.





Living Room



Living Room Bay



Living Room

Description

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Situated at the head of Lorton Vale in the Lake District National Park close to Lorton village and less than three miles from the Georgian market town of Cockermouth, and only ten miles from Keswick via the Whinlatter pass, Shatton Lodge originally dates back to 1746 and from 1840 was the home of the renowned philanthropist William Lancaster Alexander.

Lorton provides a range of amenities including an acclaimed primary school, St Cuthbert's church, all weather tennis club, village shop and public house. Loweswater, Crummock, Buttermere and Ennerdale Lakes are all conveniently located nearby within spectacular countryside.

This is a rare opportunity to purchase a most appealing Lake District period house, offering the enticing combination of generously proportioned accommodation retaining a range of characterful features, truly outstanding rural views, beautifully mature gardens with adjoining land and a wonderful large adjacent converted barn ideally suited to a variety of uses including lucrative holiday letting, home working or accommodating relatives.



Dining Room

Accommodation

Main House

Ground Floor The ground floor rooms include working window shutters.

External Porch With integral seating.

Entrance Hall With tiled floor, two radiators, under stairs cupboard.

Cloak Room With WC, wash hand basin, heated towel rail.

Living Room 15' 4" x 15' 1" (4.67m x 4.6m Plus bay) With front bay window providing stunning rural views of Lorton Vale, window seat, feature period marble fireplace including multi fuel stove, radiator.

Snug 15' x 11' 1" (4.57m x 3.38m) With period fireplace including multi fuel stove, radiator, built in shelving and storage cupboards.

Dining Room 15' 10" x 15' 9" (4.83m x 4.8m) With feature period marble fireplace and open fire, radiator, walk in pantry/cupboard..

Kitchen 30' 0" x 7' 7" (9.14m x 2.31m) With fitted base and wall units including granite work surfaces, under mounted sink unit with mixer tap, Aga cooker, integrated Miele induction hob, Bosch double oven, extractor unit, dish washer, radiator with a further pantry/cupboard opposite.



Snug



Snug



Kitchen



Kitchen



Reading Landing

Larder Room 7' 10" x 5' 4" (2.39m x 1.63m) With tiled floor, fitted shelving.

Utility Room 15' 10" x 10' 11" (4.83m x 3.33m) With period range fire, fitted base and wall units, sink unit, oil fired central heating boiler, plumbing for washing machine, radiator, walk in fuel store.

First Floor

Half Landing With delightful rural views and window seat, external door leading to the rear garden and patio area.

Landing With two radiators.

Bedroom One 16' 10" x 16' 0" (5.13m x 4.88m) With feature period marble fireplace, three radiators, built in storage cupboard.

En-suite Bathroom 13' 5" x 11' 2" (4.09m x 3.4m) With WC, wash hand basin, roll top bath, Queen Anne period cast fireplace, radiator, window seat, built in storage cupboards.

Bedroom Two 16' 2" x 11' 2" (4.93m x 3.4m) With radiator.

En-suite Shower Room With WC, wash hand basin, shower cubicle, ceramic wall tiling.

Bedroom Three 14' 10" x 11' 1" (4.52m x 3.38m Plus bay) With front bay window providing stunning rural views of Lorton Vale, feature period marble fireplace, radiator.



Bedroom

Adjoining Shower Room 10' 10" x 8' 9" (3.3m x 2.67m) With WC, vanity wash hand basin, quadrant shower cubicle, period fireplace, radiator, built in cupboards.

Bedroom Four 9' 9" x 7' 10" (2.97m x 2.39m) With period fire place, radiator.

Bedroom Five 16' 4" x 7' 4" (4.98m x 2.24m) With period fire place, radiators, built in storage cupboard and airing cupboard.

Bathroom 10' 3" x 7' 2" (3.12m x 2.18m) With WC, wash hand basin, corner bath with shower over, ceramic wall tiling, heated towel rail.

Barn

Ground Floor

Entrance Vestibule With glass fronted double doors providing southerly views to the garden

Store Room 9' 8" x 5' 10" (2.95m x 1.78m) With exposed beams, tiled floor.

Open Plan Living / Dining Room & Kitchen 42' 7" x 15' 9" (12.98m x 4.8m) A generously proportioned open plan living and dining room with exposed beams, tiled floor, kitchen comprising fitted base and wall units, 1.5 bowl single drainer stainless steel sink unit with mixer tap, integrated four ring electric hob and oven, microwave, canopied extractor unit, fridge, oil fired central heating boiler providing under floor heating.



En-suite



Bedroom



Barn Dining Area



Barn Living Area

Shower Room 7' 6" x 5' 4" (2.29m x 1.63m) With WC, vanity wash hand basin and tiled shower cubicle, exposed beams, tiled floor, heated towel rail.

First Floor

Galleried Bedroom 15' 8" x 10' 4" (4.78m x 3.15m) With exposed beams.

Mezzanine Storage 16' 0" x 8' 6" (4.88m x 2.59m)

Outside Walled Garden Private walled garden to the rear of the barn conversion including lawn, flower borders, vegetable patch, Espalier pear trees and soft fruit.

Outside

Beautiful surrounding lawned gardens and adjoining grounds extending to approximately 4.5 acres in total including oak gated entrance, gravelled drive and forecourt providing extensive parking, large feature pond, flower borders, fine mature trees including Copper Beech, English Oak, Horse Chestnut, Walnut and Ash; mature shrubs including rose bushes and well established rhododendrons, orchard including plums, damsons and apples.



Barn Walled Garden

For a Viewing Call 01768 741741



View

Services Mains water and electricity. Septic tank drainage. Oil central heating to radiators. Fibre broadband available with speeds of between 10mb and 18mb. 4G Home broadband available with speeds up to 76mb.

Tenure Freehold

Council Tax Band F.

Rail Journeys Rail Journeys based on approximate direct train journey durations from Penrith are:

London Euston – 3hr 26 mins

Manchester – 1hr 35 mins

Birmingham – 2hr 38 mins

Glasgow – 1hr 42 mins

Viewings By appointment with Hackney & Leigh's Keswick office.

Directions From Keswick proceed on the A66 towards Cockermouth and after passing the Portinscale sign post turn left where sign posted to Braithwaite. Follow the B292 over Whinlatter Pass and continue through High Lorton then turn right at Shatton Lodge Farm. Continue along the shared private access road and the gated entrance to Shatton Lodge is on the left.

Price Offers Over £925,000

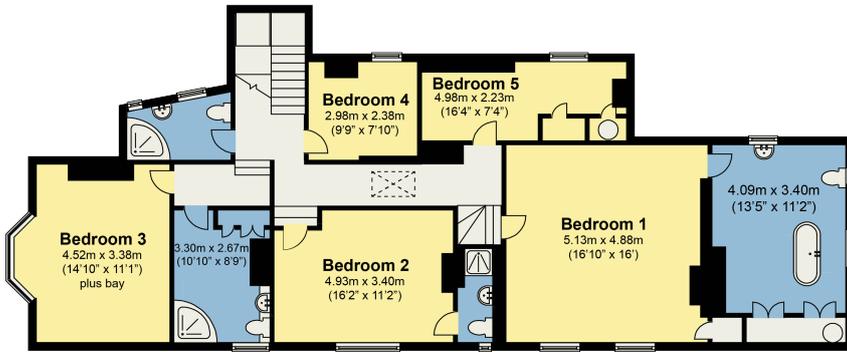
Energy Performance Certificate The full Energy Performance Certificate is available on our website and also at any of our offices.



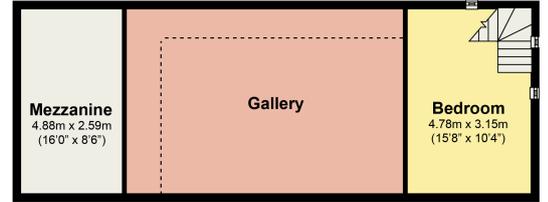
Drive Entrance



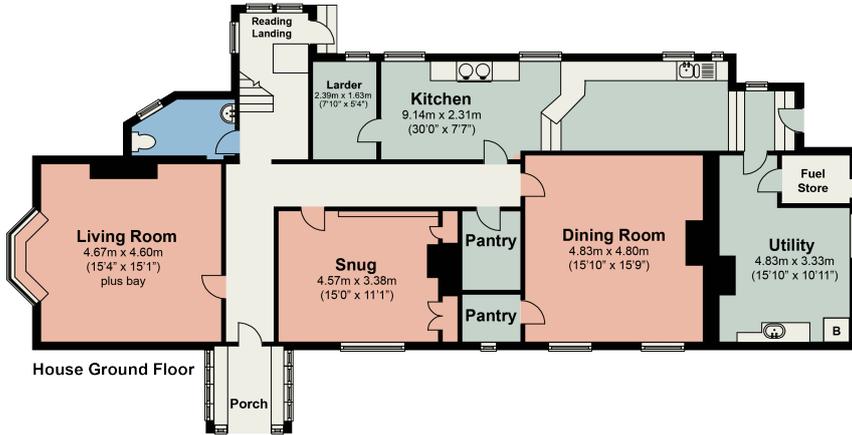
Aerial View



House First Floor



Barn First Floor



House Ground Floor



Barn Ground Floor

Total area: approx. 407.6 sq. metres (4387.4 sq. feet)

For illustrative purposes only. Not to scale.

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