Finest

finest.co.uk

Keekle | Cleator Moor | Cumbria

Low House

"A beautiful traditional farmhouse with a substantial annexe, gorgeous gardens and extensive outbuildings with development potential"

Whitehaven Harbour 3.2 miles | Egremont 4.3 miles | St Bees 4.7 miles | Cockermouth 14.0 miles
Keswick 24.3 miles | Carlisle 40.5 miles | M6 Junction 42 41.8 miles

Accommodation in Brief

Main House

Hall | Sitting Room | Dining Room | Conservatory | Kitchen | Utility Room | Study
Cloakroom/WC | Understairs Wine Store | Log Store | First Floor Sitting Room
Principal Bedroom | Two Further Bedrooms | Family Bathroom

Annexe

Sitting Room | Dining Room | Kitchen | Cloakroom/WC | Understairs Wine Store
Three First Floor Bedrooms | Bathroom | Second Floor Bedroom

Detached Conservatory Spa

Hot Tub Room | Sauna | Shower & WC | Seating Area/Gym

Outbuildings

Entrance Porch | Long Store | Mid Store | Display Area | Office | Viewing Area
Kitchen | Two WCs | Store Room | Storage

Externally

Landscaped Gardens | Outdoor Seating Areas | Planting Beds & Greenhouse
Orchard | Woodland & River Bank | Workshop | Tool Shed | Barn with Potential
Extensive Parking

The Property

Low House is an attractive and appealing detached period farmhouse nestled in around 1.26 acres of wonderful gardens and grounds amidst scenic West Cumbrian countryside. The property comprises the lovely and spacious main house along with a flexible annexe offering a host of possibilities.

An extensive range of outbuildings with concrete hardstanding provide yet more options to develop and extend, with huge potential for commercial opportunities and ventures, subject to the relevant planning. There is a full range of services to the outbuildings, ensuring that they can be utilised for a wide range of purposes.

Low House has remained in the ownership of the same family for over 60 years, and throughout that time has been beautifully maintained and updated with whole-hearted care and attention to create the superb home that stands today. Modern touches include triple glazing throughout both the house and annexe.

Main House

The main house benefits from welcoming and spacious reception rooms offering space to relax and entertain. The sitting room has a feature log burner and enjoys lovely views over the gardens. Original exposed beams remain a reminder of the history of the building and bring warmth and texture to the space.

The dining room has beautiful stone flagged flooring, a old range style fireplace and flows through glazed double doors to the large conservatory. Panoramic views stretch away across unspoiled countryside and French doors open to the courtyard and gardens. An old well sunken beneath toughened glass within the floor is a particularly unusual and characterful feature.

The kitchen has a country house feel with quality modern fixtures and fittings. Elegant cabinetry provides storage and workspace alongside a range of discreet integrated appliances, while there is ample space for a table and chairs for more informal dining. Recently added to the kitchen is a bespoke walk-in pantry with fitted shelving, drawers and marble-effect worktops, creating an attractive and highly practical extension of the kitchen storage.

Adjoining the kitchen is an incredibly generous utility room with an abundance of further storage and workspace, an additional sink and access to the courtyard. The utility room also links to a vast log store and the barn, with potential to develop and configure as further accommodation.

A generous study completes the ground floor accommodation and offers the perfect spot to work from home, combining with the excellent WiFi available throughout the property. There is also a downstairs cloakroom serving the ground floor complete with toilet and handbasin.

There are three bedrooms arranged across the first floor along with a fabulous sitting room running the full width of the property. This gorgeous reception room benefits from a soaring vaulted ceiling, exposed stone feature wall and French doors to a glassed balcony with outside seating. The elevated position brings spectacular far-reaching views of the Lakeland Fells. The principal bedroom has ample fitted wardrobes and all bedrooms are served by the handsome bathroom with suite comprising freestanding cast iron rolltop bath, separate shower, wash hand basin and WC.

Adjoining the house is the huge barn which is ripe for development, subject to securing the necessary consents. This could become further accommodation to the house, or perhaps a self-contained annexe/apartment with the potential to operate as an Airbnb or holiday let.

Annexe

The annexe is a self-contained four bedroom property with accommodation arranged over three floors. Developed by the current owners as private accommodation for family members, it functions as a complete home with a sitting room, dining room and fully fitted kitchen on the ground floor with a separate downstairs cloakroom with toilet and washbasin.

There are three light and airy bedrooms on the first floor. The bedrooms are served by a fully tiled bathroom with bath, separate shower, wash hand basin and WC. A second staircase rises to a fourth bedroom, filled with natural light from two skylights.

The sitting room has recently been enhanced with a bespoke contemporary media wall incorporating integrated shelving and space for a large television, creating a stylish focal point and has a newly fitted woodburning stove set within a simple contemporary surround, creating an attractive focal point with oak type mantle and slate hearth.

The annexe can easily be incorporated into the main house to create a substantial family home if required. As a separate property, it is ideally suited to dependent relatives, multi-generational living or holiday let use, offering clear potential for additional income generation.

Detached Conservatory Spa

Sitting to the rear of the house is a detached conservatory spa, bringing a touch of indulgent luxury. The suite within incorporates a hot tub room, sauna with shower facilities and a seating area that is currently used as a gym.

Outbuildings

An impressive range of outbuildings sit to the north of the property and again offer tremendous development potential. The buildings include huge store rooms, a kitchen, WCs and office space which are all very well-maintained and fully serviced by power, water and WiFi coverage. This ensures that they buildings can be used for a host of possible requirements. Concrete hardstanding adds yet more practicality, and further supports the outbuildings for commercial ventures, providing excellent access and an abundance of parking.

Externally

Low House sits within extensive gardens and grounds extending in all to around 1.26 acres. Attractive formal gardens sit to the south west of the house, with manicured lawns sheltered by mature trees and hedging. Raised planting beds and a greenhouse will appeal to the keen kitchen gardener and there is also an established and productive orchard with a mix of fruit trees. Pathways wind through a gorgeous mix of colourful plants and shrubs. An expansive courtyard area wraps around the rear of the property and combines with seating areas dotted amongst the gardens to ensure there is always a spot to catch the sun.

Positioned within the gardens, a contemporary timber summer house provides a peaceful retreat, equally suited to relaxing, reading or entertaining. Surrounded by established planting and enjoying a private setting, it adds another layer of versatility to the outdoor space and could also lend itself to hobbies, wellness or home working.

In addition to the formal gardens there is also area of woodland with delightful pathways and steps leading down to the edge of the River Keekle which bubbles peacefully past. The riverside walk is a haven for wildlife and an idyllic escape right within the grounds of Low House and also benefits from fishing rights on this stretch of the river.

Local Information

Low House is situated to the north west of Cleator Moor, just outside the western edge of the Lake District National Park and close to some of the most iconic Lakeland Fells including Great Gable, Green Gable and High Crag. Peaceful Ennerdale Water lies nearby and there are numerous walks in the area for all levels of walker. The Cumbrian coastline with its numerous beaches and walks is also within easy reach.

Cleator Moor is a small and peaceful village with a good range of day-to-day amenities. Whitehaven is only a few minutes to the west, with its pretty harbour, railway station and a comprehensive range of amenities including shops, restaurants and leisure facilities. The village links to the West Cumbria Cycle Network, which also forms part of the Sustrans C2C Cycle Route from Whitehaven to Sunderland. A wealth of schools, both primary and secondary, are on offer in the surrounding area.

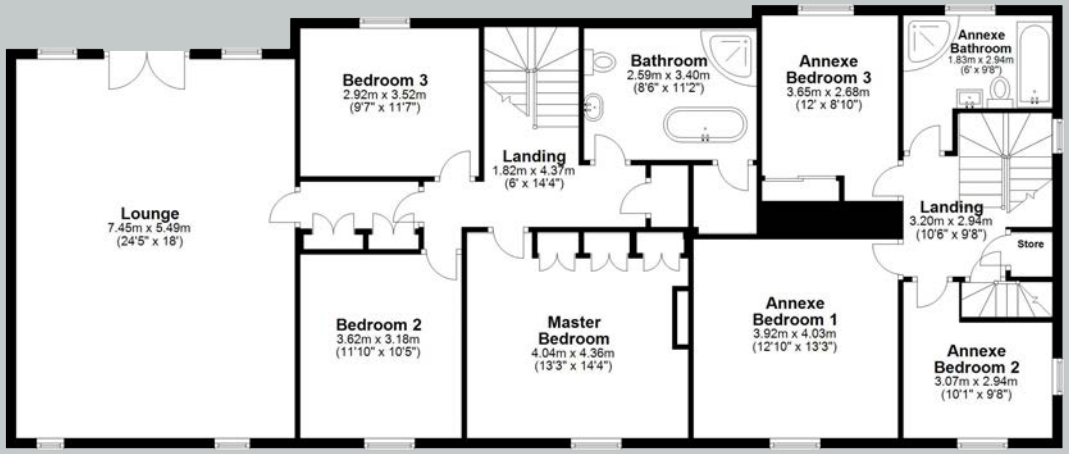
The village of St Bees is a short drive away, known for its sandy beaches and St Bees Head which is the most westerly point of Cumbria. The Lake District National Park is easily accessible offering a variety of activities for the outdoor enthusiast and there is easy access to surrounding towns and villages such as Workington and Cockermouth, along with onward access to Keswick and Penrith.

The A595 coastal road provides excellent access both north and south. The regional centre of Carlisle provides comprehensive cultural, recreational and shopping facilities with quick access to the M6 for onward travel north and south. The rail station at Carlisle provides regular services to major UK cities north and south and also services east to Newcastle.

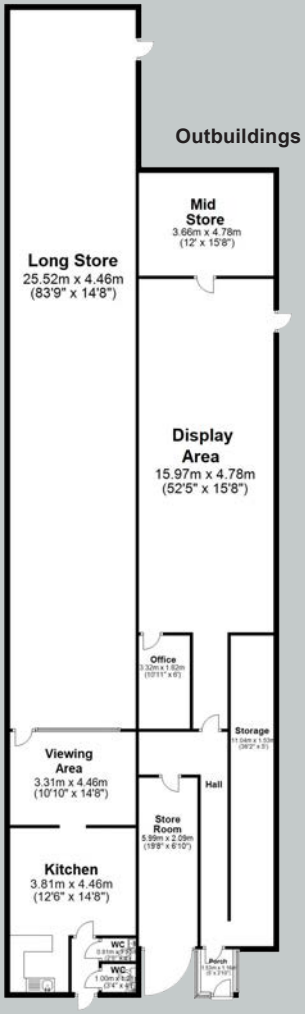
Floor Plans

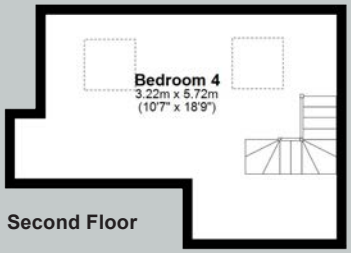
Ground Floor

Ground Floor



First Floor





Second Floor

Google Maps

what3words

///spelled.lyrics.surpasses

Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

Services

Mains electricity and water. Drainage to a newly installed sewerage treatment plant. Oil-fired central heating. Electric programmable storage units. Fibre optic broadband. 10 solar panels with battery storage, installed under the Microgeneration Certification Scheme.

Postcode	Council Tax	EPC	Tenure
CA25 5RH	Band E	House - Rating D Annexe – Rating D Outbuildings – Rating C	Freehold

Viewings Strictly by Appointment

T: 0330 111 2266
E: contact@finest.co.uk

The Property Ombudsman

Finest

15 Market Place | Corbridge | Northumberland | NE45 5AW

0330 111 2266 | contact@finest.co.uk

finest.co.uk

IMPORTANT INFORMATION Finest Properties, for themselves and for the Vendors and Lessors of this property whose Agents they are give notice that: (1) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) No person in the employment of Finest Properties, has any authority to make or give any representation or warranty whatever in relation to this property.