

**3 Fell Dyke Cottages,
Lamplugh, Workington CA14 4SH**



3 Fell Dyke Cottages is a cosy slate built two bedroomed cottage in a quiet hamlet on the outskirts of the village of Lamplugh. The cottage boasts stunning views towards the coast and across the Solway to the Scottish hills. It is on the doorstep of the Lake District fells and within the boundary of the Lake District National Park World Heritage site.

Lamplugh is a scattered community midway between Ennerdale and Loweswater with Cogra Moss reservoir and its surrounding forest, nearby. It is the starting point for many walks and is on the Sea to Sea cycle route.

The nearby town of Cockermouth provides a wide variety of independent shops, inns and restaurants and also a local community hospital.

Guide Price £195,000

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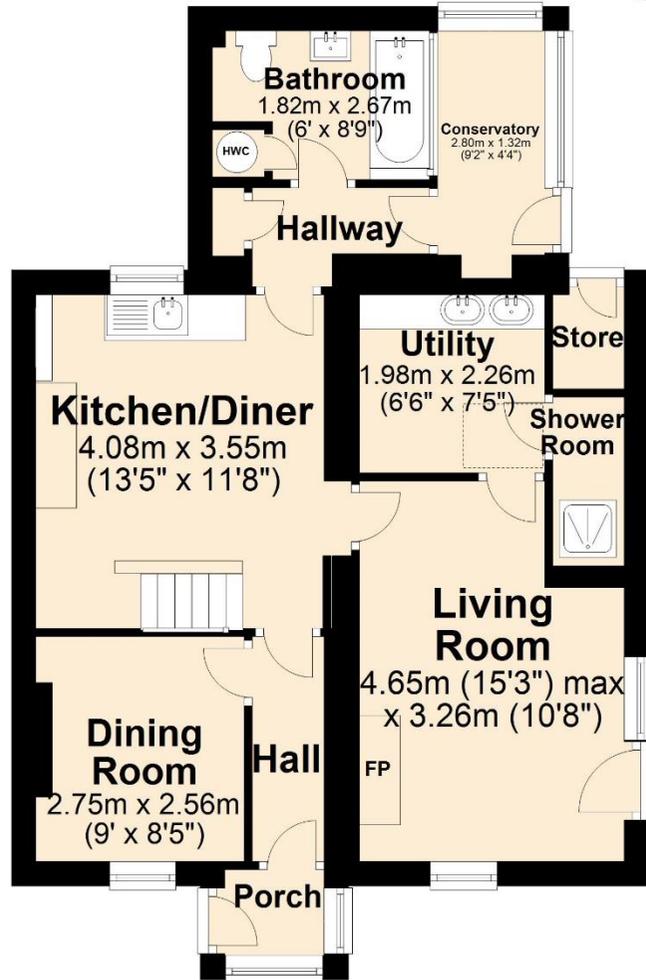
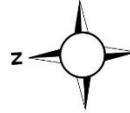
t: 01900 822016

e: info@mitchellslandagency.co.uk

Floor Plans

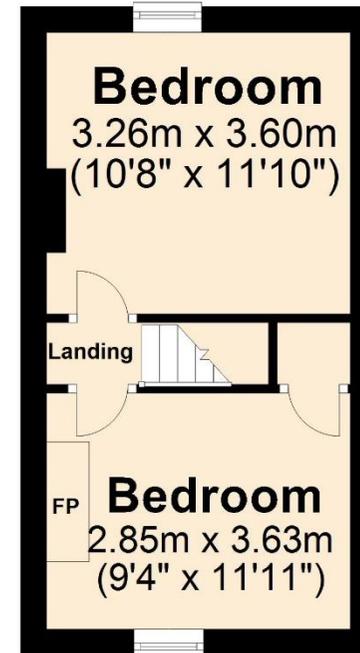
Ground Floor

Approx. 80.2 sq. metres (863.0 sq. feet)



First Floor

Approx. 25.3 sq. metres (272.0 sq. feet)



Total area: approx. 105.4 sq. metres (1135.0 sq. feet)

DESCRIPTION

The property was built in the 1840s as a miner's cottage and has been in the current owner's family for over 80 years. The property was formerly two cottages and converted into a single dwelling in the 1960s. Further refurbishment was undertaken in 2000 to cater for disabled living on the ground floor. The property provides huge potential for further development and extension to suit individual requirements (subject to planning approval). There is a large, secluded garden to the south, as identified on the property plan, which is subject to a development overage. The cottage downstairs has a basic kitchen with a separate utility room and shower, a bright sunny living room with French doors to the garden, a dining room (which could be used as a study or third bedroom), a bathroom and conservatory. Upstairs are two double bedrooms - one with an original cast iron fireplace. The cottage is double glazed, with the exception of the front porch, and benefits from partial electric heating. There is also off-road parking for up to three vehicles.



METHOD OF SALE

The property is offered for sale by Private Treaty in a single lot. The Vendor reserves the right to amend these particulars, not to accept any offer received or to withdraw the property from sale at any time. Offers to be forward to Mitchells Land Agency. A closing date for offers may be fixed, and prospective purchasers are advised to register their interest with the selling Agents following an inspection.

VIEWING

Strictly by arrangement with the Sole Agents:
Mitchells land Agency, Lakeland Livestock Centre, Cockermouth, Cumbria,
CA13 0QQ.
Tel: 01900 822016. Email: info@mitchellslandagency.co.uk

SERVICES

The property benefits from mains Electricity, Water and Drainage.

VALUED ADDED TAX (VAT)

VAT will be charged if applicable.

Council Tax Band B with Copeland Burrough Council

Energy Performance certificate (EPC)

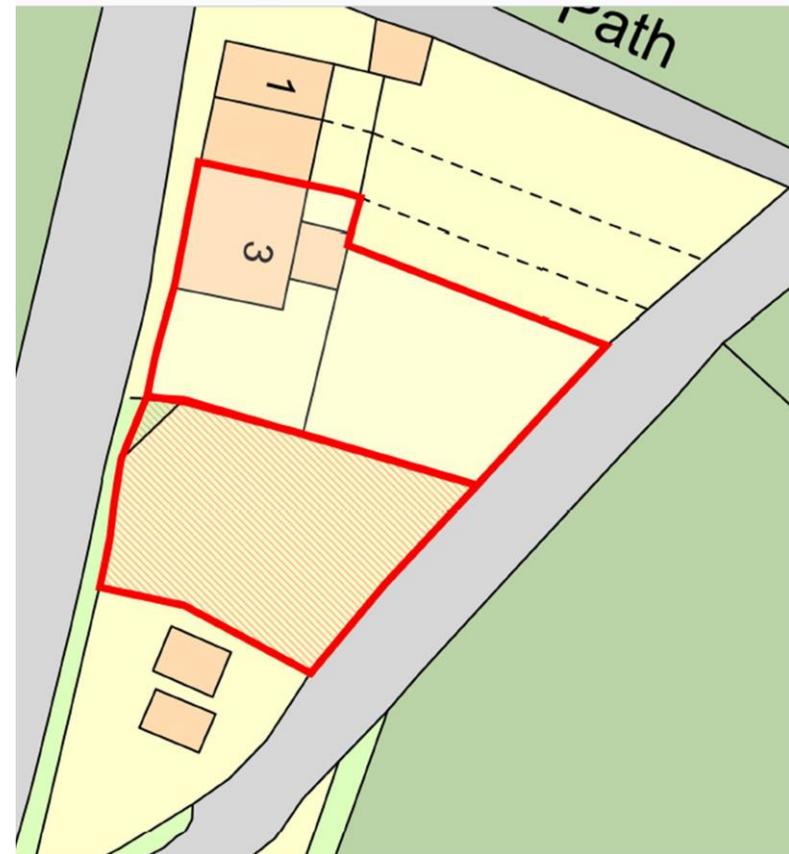
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	18 G	

DATE OF PREPARATION March 2021

Development Overage

The vendors intend to impose an overage that relates to any enhanced planning secured on the site, which shall be payable at 50% of enhanced value and shall run for a period of 20 years, but which will fall away on sales to end users.

Property Plan



IMPORTANT NOTICE

Whilst every care has been taken in the preparation of these particulars, all interested parties should note:

1. The description and photographs are for guidance only and are not a complete representation of the property. Photographs were taken March 2021.
2. Plans are not to scale, are for guidance only and do not form part of a contract.
3. Services and appliances referred to have not been tested and cannot be verified as being in working order.
4. No survey of any part of the property has been carried out by the Vendor or the Sole Selling Agent.
5. All measurements have been taken using the following: Ordnance Survey data; the RPA Rural Land Registry maps; *Promap* mapping software; from scaled plans and by tape measure and therefore may be subject to a small margin of error.
6. Only those items referred to in the text of these particulars are included.
7. Nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within subsequent written agreement. These particulars do not form, nor form any part of, any offer of contract. Any contract relating to the sale of the property shall only be capable or being entered into by the Vendor's solicitor.
8. These particulars have been prepared in good faith and in accordance with the Consumer Protection from Unfair Trading Regulations 2008 to give a fair overall view of the property, but neither Mitchell's Auction Company Ltd nor the Vendor accepts any responsibility for any error that they may contain, however caused. Any intending purchaser must therefore satisfy himself by inspection or otherwise as to their correctness.
9. Neither Mitchell's Auction Company Ltd nor any of their employees has any authority to make or give any further representation or warranty in relation to the property.

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