

**Oakbank Lodge  
Loweswater,  
Cockermouth, CA13 0RR**

**Mitchells** SINCE  
1873  
LAND AGENCY & PROFESSIONAL SERVICES



*Artists impression*

**Sole Agents:**  
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# A substantial detached modern house set in a prominent picturesque position in beautiful Lakeland countryside.

Cockermouth town centre 6 miles – Keswick 11 miles – J40 M6 28 miles – Carlisle 30 miles

Guide Price £495,000

## Location Plan



**Promap**v2  
LANDMARK INFORMATION

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Licence number 100022432  
Plotted Scale - 1:50000. Paper Size - A4

For those using 'Sat Nav' systems input the postcode CA13 0RR. The property is marked with 'For Sale' boards



*Spectacular second floor lounge with one of the best views in the lake District.*

## **The Property**

Oakbank Lodge is set in a remarkable and desirable location within the Lorton Vale. With wonderful views towards Grasmooor and Grisedale Pike to the east, down the valley to Crummock Water and Buttermere in the south and the Loweswater and Fellbarrow range to the west. The property sits on a generous plot providing a fantastic opportunity to escape to a rural idyll in the Lake District yet within easy reach of all amenities.

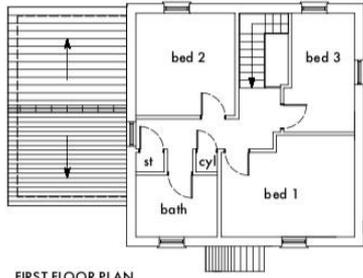
The principal accommodation presently comprises Kitchen; Lounge; Dining Room; Hall; WC and garage. On the first floor there are three bedrooms and a family bathroom.

There is planning consent for a two-storey extension for a master bedroom with en-suite facilities and a spectacular second floor lounge with one of the best views in the Lake District.

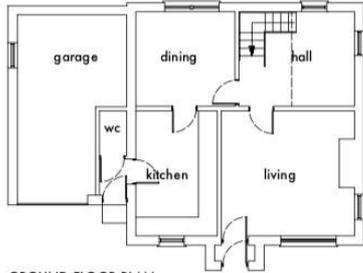
Although you can move into the house tomorrow its full potential can be realised through the changes which the planning consent enables. The house as proposed, will fully exploit the fabulous views and location and turn it into a dramatic family home with space and light. The true "vision" of this house is easily realised, and the vendor can provide contacts with local builders who are ready, willing and able to realise the "dream" that is Oakbank Lodge with the inputs and requests of the Purchaser who can shape the final look.

## **Externally**

There is a private drive from the public road through mature gardens. There is ample space for parking. The picturesque position in the hamlet of Oakbank offers uninterrupted views of the surrounding countryside. There is an opportunity to purchase additional farmland neighbouring the property.



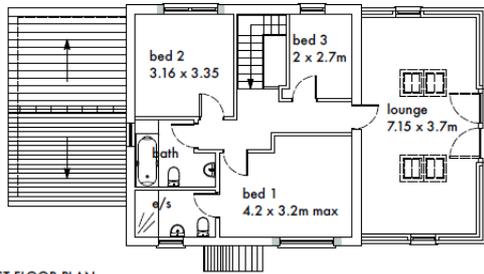
FIRST FLOOR PLAN



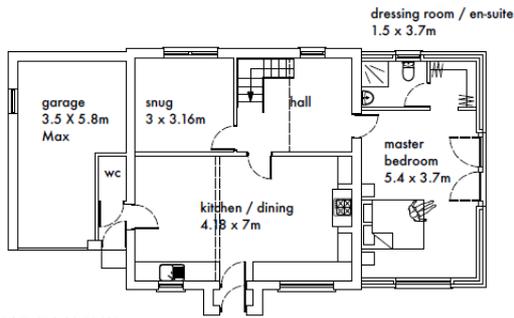
GROUND FLOOR PLAN



**AS EXISTING**



FIRST FLOOR PLAN



GROUND FLOOR PLAN

OAKBANK LODGE, LOWESWATER



*Artists impression*

**AS PROPOSED AND WITH PLANNING**

## Local information

Oakbank Lodge lies within the Lake District National Park in Lorton Vale, south east of the popular market town of Cockermouth and close to the village of Lorton. It is surrounded by some of the most spectacular mountains in the Lake District such as Grasmoor and Grisedale Pike. Loweswater and Crummock Water are two miles to the south. Keswick is easily reached via Whinlatter Pass, with its fine viewpoints, fabulous walking trails and world class mountain biking. The A66 at Keswick continues east to Penrith and the M6 motorway.

Lorton Village has a village shop, primary school, 12<sup>th</sup> century church, tennis club and award-winning public house. An historic public house "The Kirkstile Inn" is situated within easy walking distance of the house. The property is also very well located to an abundance of amenities being only 15 minutes to the historic market town of Cockermouth. There are primary and secondary schools in Cockermouth.

The A595 provides easy access to Carlisle, the M6, south to west Cumbria and the Solway coast. The railway stations at both Carlisle and Penrith provide regular main line services to both the north and south, London is only 3 hours away.

## Further Information

**Method of sale:** The property is offered for sale by Private Treaty.

**Services:** Mains electricity and water; oil fired central heating; private fell water supply for the garden; Shared drainage treatment plant.

**Council Tax:** Oakbank Lodge 'Band D'

**EPC:** Rating F

**Tenure:** Freehold

**Occupancy Conditions:** The occupant must be a 'Person with Local Connection' further details are available from the agents.

**Viewing:** Strictly by Appointment



## Oakbank Development

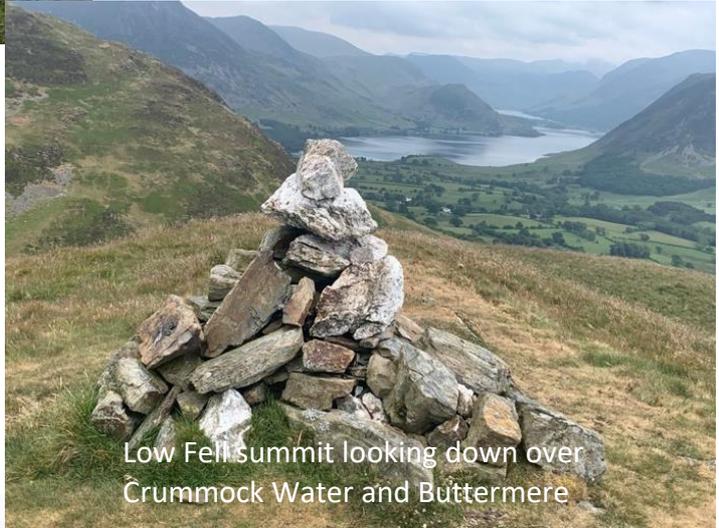
The hamlet of Oakbank consists of 7 houses, 5 of which, including Oakbank Lodge, are being developed by a sympathetic local developer who is bringing to “life” the range of traditional buildings that help make up Oakbank. It will be a delightful place to live.



*Oakbank Development, Loweswater.*



A view from the house looking south west.



Low Fell summit looking down over Crummock Water and Buttermere



View from the house, west to Low Fell



View from the house, west to Low Fell

**VALUE ADDED TAX (VAT):**

VAT will not be charged on the sale.

**ENERGY PERFORMANCE CERTIFICATE (EPC):**

Full copies are available from the Sole Agent on request

**DATE OF PREPARATION:**

June 2020.

**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 June 2020.
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.
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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.
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