



Lost Rigg, Branthwaite, Workington, CA14 4RG

Guide Price **£350,000**

PFK

Lost Rigg

The Property:

Brimming with rustic charm and character, this detached two bedroom house offers spacious living across two inviting reception rooms. Step inside to discover a unique half spiral staircase with a wrought iron handrail, whitewashed walls, and a bright, welcoming atmosphere. The traditional kitchen is a true heart of the home, featuring exposed wooden beams, a classic Aga cooker, rustic tile backsplash, and a spacious dining area perfect for family meals. Cosy living rooms showcase period features, exposed stone walls, fireplaces with wood beam mantels, and large windows that bathe the space in natural light. The bedrooms are equally appealing, with sloped ceilings, patterned wallpaper, and scenic views, creating peaceful retreats for rest and relaxation.

Additional highlights include a charming utility room with natural wood cabinetry and integrated appliances, a bathroom bathed in skylight with wooden beams and ample built-in storage, and a conservatory for year round enjoyment. Outdoors, the extensive landscaped garden is a true sanctuary, surrounded by mature trees, lush lawns, and a riverside setting that invites relaxation and entertaining. A spacious driveway, detached double garage with ancillary guest accommodation, and offroad parking add practicality, while the stone exterior and secluded location offer privacy and a sense of countryside retreat. This enchanting property is expected to attract considerable interest, so early viewing is highly recommended.





Lost Rigg

Location & Directions:

Branthwaite is a popular family friendly village located approximately five miles south of the attractive Georgian market town of Cockermouth, providing easy access to the Lake District National Park and west coast employment centres. The village enjoys a highly regarded local pub with great food, and offers access to local primary and secondary schools.

Directions

The property can be found under postcode CA14 4RG or by using what 3 words [rapid.cruised.aboard](https://www.what3words.com/)

- **Two bed detached house**
- **Double garage with ancillary accommodation**
- **Two reception rooms & sun room**
- **Immaculately presented throughout**
- **Large garden & woodland**
- **EPC rating F**
- **Council Tax: Band E**
- **Tenure: Freehold**



ACCOMMODATION

Living Room

13' 9" x 11' 11" (4.18m x 3.62m)

Front aspect room accessed via wooden external door with glazed insert. Exposed beams, feature stone walls and stone detailing, wall mounted lighting and wooden flooring.

Living Room

14' 9" x 11' 2" (4.49m x 3.41m)

Dual aspect room with multifuel stove in stone and brick fireplace, wall mounted lighting, point for TV, stairs to first floor. Wooden internal door to sun room.

Sunroom

9' 5" x 7' 8" (2.87m x 2.34m)

Triple aspect room overlooking the garden, wooden external door with glazed inserts

Kitchen

14' 6" x 13' 0" (4.42m x 3.97m)

Dual aspect room with wooden external door leading to the front of the property. Exposed beams, feature bread oven, a range of base and wall units in a light wood finish with complementary granite effect countertop, composite sink with drainage board and mixer tap, oil fired Aga, tiled splashback and floor, space for a 6 person dining table.

Cloakroom/WC

5' 0" x 3' 9" (1.53m x 1.14m)

Downstairs cloakroom with sliding door and WC.

Laundry Room

5' 1" x 7' 0" (1.56m x 2.14m)

Fitted with a range of storage units in a solid wood finish with complementary granite effect countertop, stainless steel sink with drainage board and mixer tap, plumbing for undercounter washing machine.



FIRST FLOOR LANDING

7' 1" x 4' 5" (2.16m x 1.35m)

First floor landing with exposed beam and built in storage cupboard.

Bedroom 1

10' 5" x 12' 0" (3.18m x 3.66m)

Front aspect double bedroom with exposed beam and countryside views.

Bedroom 2

10' 2" x 10' 4" (3.09m x 3.14m)

Front aspect double bedroom with exposed beam, countryside views and built in wardrobe.

Bathroom

8' 9" x 9' 1" (2.67m x 2.78m)

Rear aspect room with Velux skylight, comprising three piece suite - bath, WC and wash hand basin, tiled walls, built in storage units.

Garage

22' 3" x 18' 5" (6.77m x 5.61m)

Large detached two storey double garage with twin doors, power and lighting, offering a perfect workshop space. There is external access to the first floor accommodation.

Bedroom

11' 7" x 12' 7" (3.53m x 3.84m)

Dual aspect room with Velux skylight and electric wall mounted heater.

Bathroom

6' 2" x 6' 8" (1.88m x 2.02m)

Comprising three piece suite with corner shower cubicle and electric shower, WC and wash hand basin. Sauna.





EXTERNALLY

Front Garden

A large lawned front garden with mature trees, shrubbery and borders. To the side of the property is a built in coal shed.

Rear Garden

A substantial rear garden laid to lawn with a wide variety of mature trees and shrubbery, stream and bordered by woodland.

Driveway

5 Parking Spaces

Ample offroad parking on the driveway.

Double Garage

2 Parking Spaces

Detached double garage with power, lighting and water supply. Ancillary accommodation above comprising double bedroom and shower room.

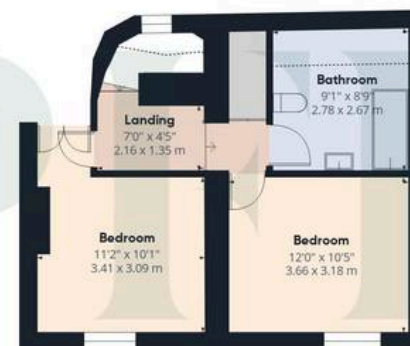




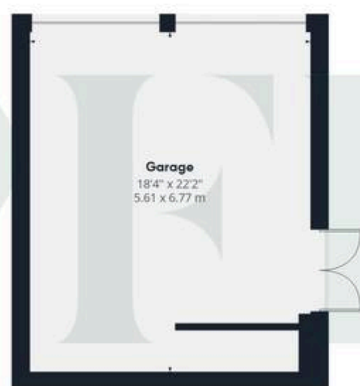




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 1 Building 2

Approximate total area⁽¹⁾

1699 ft²

157.7 m²

Reduced headroom

89 ft²

8.3 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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ADDITIONAL INFORMATION

Services

Oil fired heating, mains electricity and water, septic tank drainage and double glazing installed. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Referral Fee Disclosure

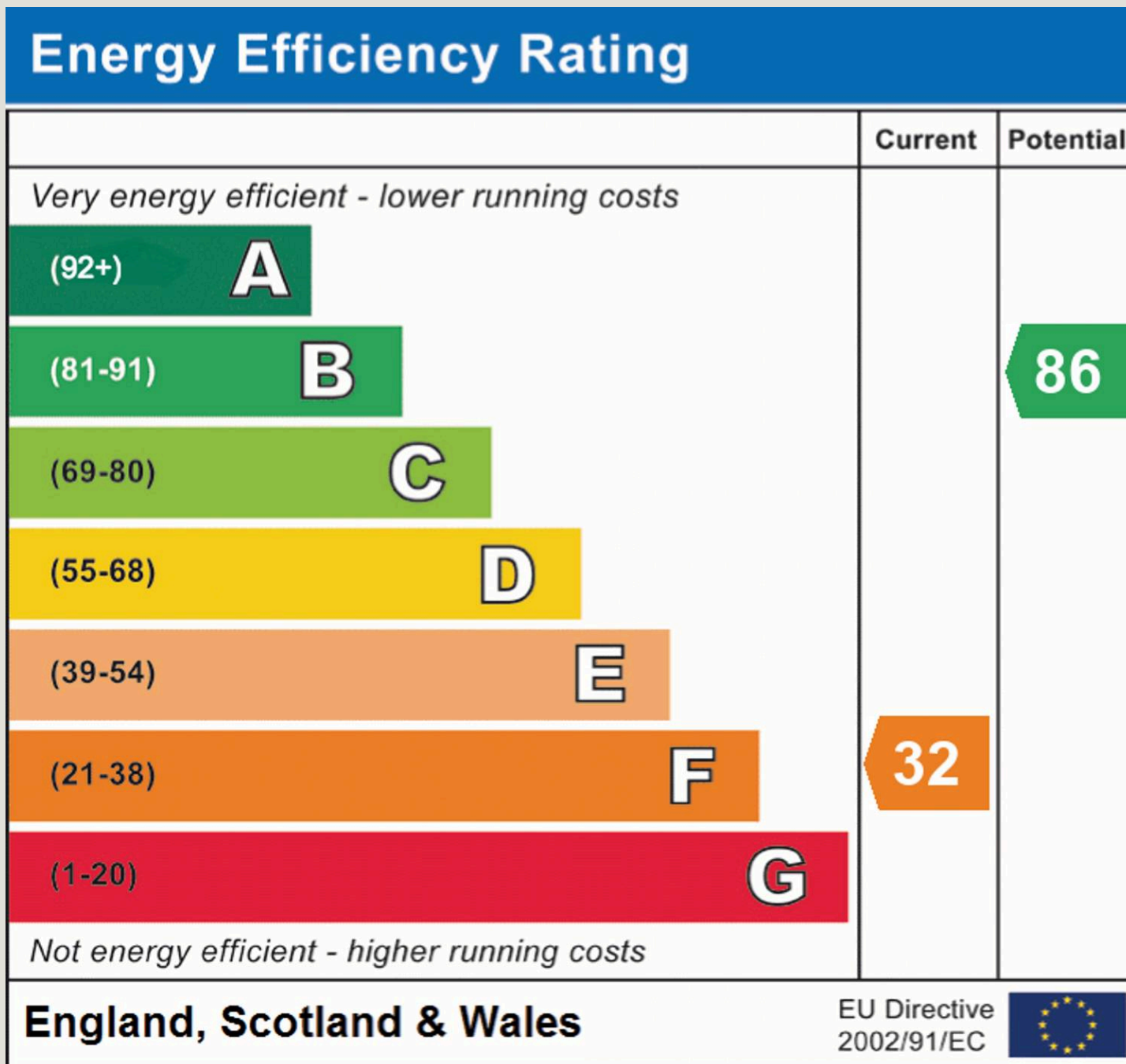
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Septic Tank

We have been informed that the property has a septic tank and would advise any prospective purchaser to check it complies with current standards and rules introduced on 1st January 2020.

Additional Land

There is an approx 0.75 acre field adjacent to the property, that is available for purchase via separate negotiation.





PFK Estate Agency Cockermouth

68 Main Street Cockermouth, Cumbria - CA13 9LU

01900 826205

cockermouth@pfk.co.uk

www.pfk.co.uk/

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