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UK

## Music Farm Lodge, Grange, Egremont, CA22 2PG

Guide Price £550,000

# PFK

# Music Farm Lodge, Grange

## The Property:

Set in an elevated and enviable position within the small hamlet of Grange, just on the edge of Wilton, this exceptional detached bungalow with adjoining self-contained annexe/studio offers far more than first meets the eye. Perfectly suited to multi-generational living, home working, or even holiday let potential, this unique property enjoys breathtaking, far reaching countryside views and sits within an impressive plot of approximately 1.2 acres. Combining privacy, space, and exciting future possibilities, it presents a rare opportunity in a highly desirable setting.

At the heart of the home lies a stunning open plan kitchen, dining and family space, featuring a part vaulted ceiling with striking oak beams and French doors framing the surrounding landscape. This welcoming hub flows seamlessly into a charming sun room, creating an ideal space for both relaxing and entertaining. The accommodation further comprises a utility room, WC, four well proportioned bedrooms including a principal suite with a newly fitted ensuite shower room, and a stylish four piece family bathroom. In addition, a substantial loft space, accessed directly from the hallway, provides excellent storage and offers exciting scope for conversion to ancillary accommodation, subject to the necessary consents. Immaculately presented throughout, the property is ready for immediate occupation.



# Music Farm Lodge, Grange

## The property continued.....

The adjoining annexe, currently utilised as a music studio and held on its own title, provides superb flexibility and excellent scope for conversion into a fully self contained living space or income generating holiday accommodation (subject to any necessary consents). Externally, the beautifully stocked gardens and multiple patio areas make the most of the elevated position and stunning views, while an adjoining field to the front offers a variety of potential uses, from equestrian interest to a longer term development opportunity (STPP).

This is a lifestyle property that truly stands apart, offering versatility, space, and outstanding potential. Viewing is highly recommended.

- **Detached bungalow offering versatile & spacious accommodation.**
- **EPC rating C**
- **Council Tax Band: E**
- **Tenure: Freehold**





## Music Farm Lodge, Grange

### Location & directions:

Situated on the edge of Wilton, this property enjoys a peaceful semi-rural setting while remaining conveniently close to Egremont, which offers a wide range of everyday amenities including shops, schools, and services. The coastal town of Whitehaven lies a little further afield, providing a broader selection of retail, leisure facilities, and excellent transport links along the west Cumbrian coast. The surrounding area is renowned for its natural beauty, with the nearby Lake District National Park and open fells offering endless opportunities for outdoor pursuits. The location is also well placed for access to major employment centres along the west coast, making it ideal for both lifestyle buyers and commuters alike.

### Directions

The property can be located using either CA22 2PG or [W3W///corrects.tripling.elbow](https://www.google.com/maps/place/CA22+2PG)



## ACCOMMODATION

### Entrance Porch

Approached via UPVC door, glazed door opening to hallway.

### Hallway

Loft access via pull down ladder, the loft offers excellent scope for conversion to provide ancillary accommodation if required, being fully boarded and benefitting from Velux windows. Doors to accommodation.

### Open Plan Living/Dining/Kitchen

30' 1" x 14' 3" (9.18m x 4.34m)

The kitchen is fitted with a range of modern matching wall and base units with breakfast bar, complementary worksurfacing incorporating a stainless steel sink and drainer. Electric oven and hob with extractor over, integrated microwave, fridge, freezer and dishwasher, window to side, downlights, tiled flooring. Opening to Lounge/dining area. The lounge is incredibly spacious with pitched ceiling and stunning oak beams, a large panoramic window to the front offers incredible countryside views, electric fire set in contemporary surround, radiator, wooden flooring, sliding patio door leading to the sun room.



### Sun Room

9' 10" x 8' 6" (3.00m x 2.59m)

Of dwarf wall construction with windows to 3 aspects, glazed UPVC door leading out to the gardens, radiator and wood effect flooring.

### Bedroom/Office

9' 6" x 12' 8" (2.89m x 3.85m)

Front aspect room with lovely countryside views, coved ceiling, wooden flooring.



**Bedroom**

11' 1" x 7' 2" (3.38m x 2.18m)

Coved ceiling, window to side, radiator.

**Utility Room**

7' 4" x 8' 7" (2.24m x 2.61m)

Work surfacing with plumbing below for a washing machine, wall mounted combi boiler. Part glazed UPVC door to gardens, window to rear, radiator.

**WC**

3' 8" x 3' 1" (1.12m x 0.94m)

Fitted with close coupled WC, small wash hand basin, chrome radiator.

**Bedroom**

7' 5" x 9' 1" (2.27m x 2.78m)

Coved ceiling, fitted wardrobes to one wall, window to rear elevation, radiator.

**Bathroom**

6' 8" x 8' 4" (2.02m x 2.54m)

Fitted with 4 piece white suite comprising close coupled WC, wash hand basin set on vanity unit, panelled bath and corner shower cubicle with electric shower. Tiled walls, obscured window, wood flooring and radiator.

**Principal Bedroom**

14' 0" x 12' 9" (4.26m x 3.88m)

Large king sized bedroom with window to front boasting open countryside views, fitted wardrobes, radiator, door to ensuite shower room.

**Ensuite Shower Room**

7' 3" x 6' 7" (2.20m x 2.00m)

Recently fitted modern suite comprising close coupled WC, wash hand basin set on vanity unit and walk in shower enclosure with waterfall shower, PVC panelled walls, heated towel rail and obscured window.



## STUDIO/ANNEXE

### Room 1

15' 4" x 17' 4" (4.68m x 5.28m)

### Room 2

6' 2" x 7' 8" (1.89m x 2.34m)

### Room 3

7' 7" x 7' 8" (2.30m x 2.34m)

Window to front

### Room 4

20' 3" x 16' 3" (6.17m x 4.95m)

### Workshop

14' 3" x 5' 11" (4.35m x 1.81m)

### WC

5' 10" x 3' 10" (1.77m x 1.16m)

Close coupled WC, small corner wash hand basin. UPVC door out to rear gardens.





## EXTERNALLY

### Garden

Occupying an impressive plot of approximately 1.2 acres, the property boasts beautifully maintained external spaces designed to make the most of its elevated position and far-reaching countryside views. To the front, a formal garden is laid to lawn with attractive, well stocked floral borders, alongside a patio area perfectly positioned for outdoor dining and entertaining while soaking in the scenery. To the side, accessed directly from the sun room, a further private patio provides a sheltered spot ideal for enjoying morning coffee or breakfast, framed by mature trees that enhance both privacy and charm. In addition, the sale includes an adjoining field to the front, offering excellent versatility for a range of uses, as well as exciting potential for development as a building plot, subject to the necessary planning permissions (STPP).

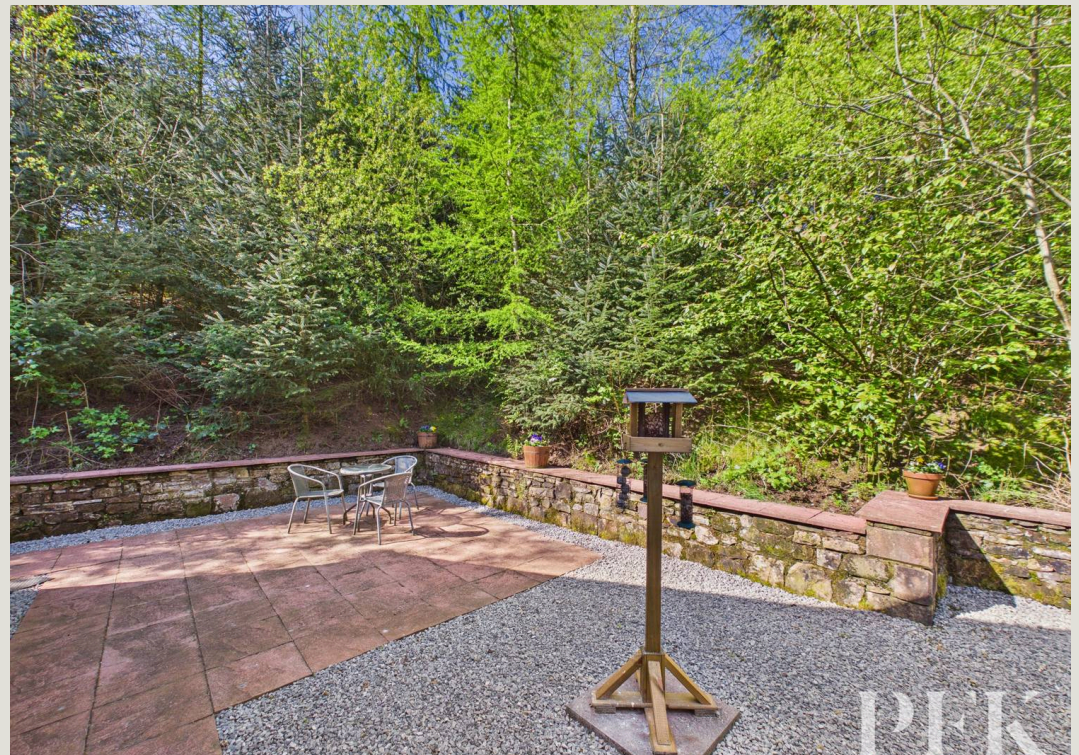
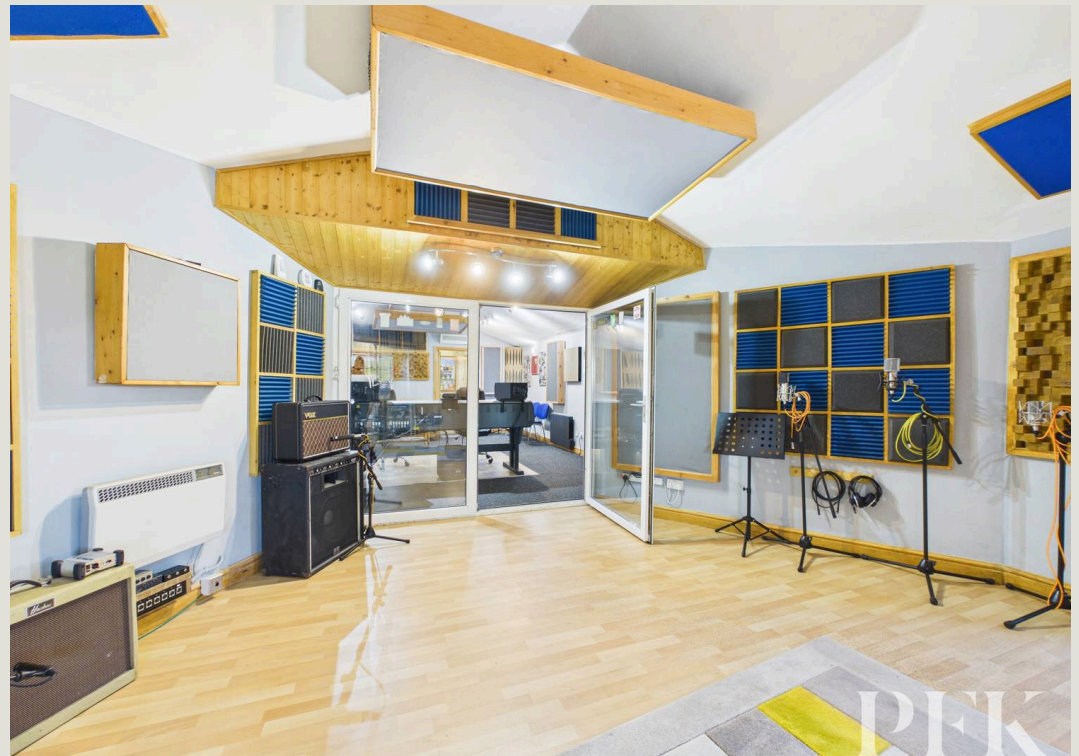
### Driveway

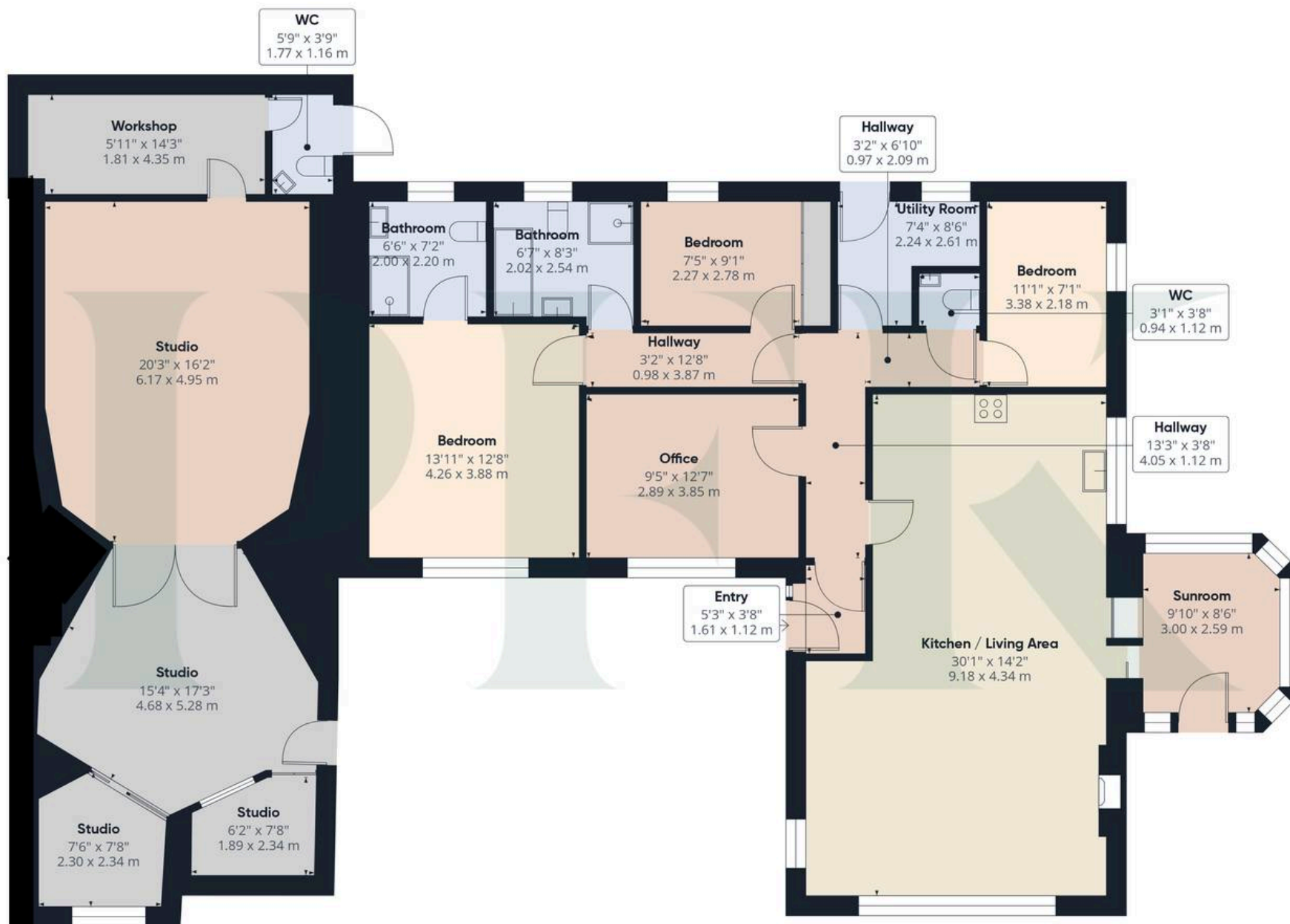
6 Parking Spaces

There is private driveway parking for multiple vehicles.









Approximate total area<sup>(1)</sup>

2058 ft<sup>2</sup>  
191 m<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE 360



**ADDITIONAL INFORMATION**

**Services**

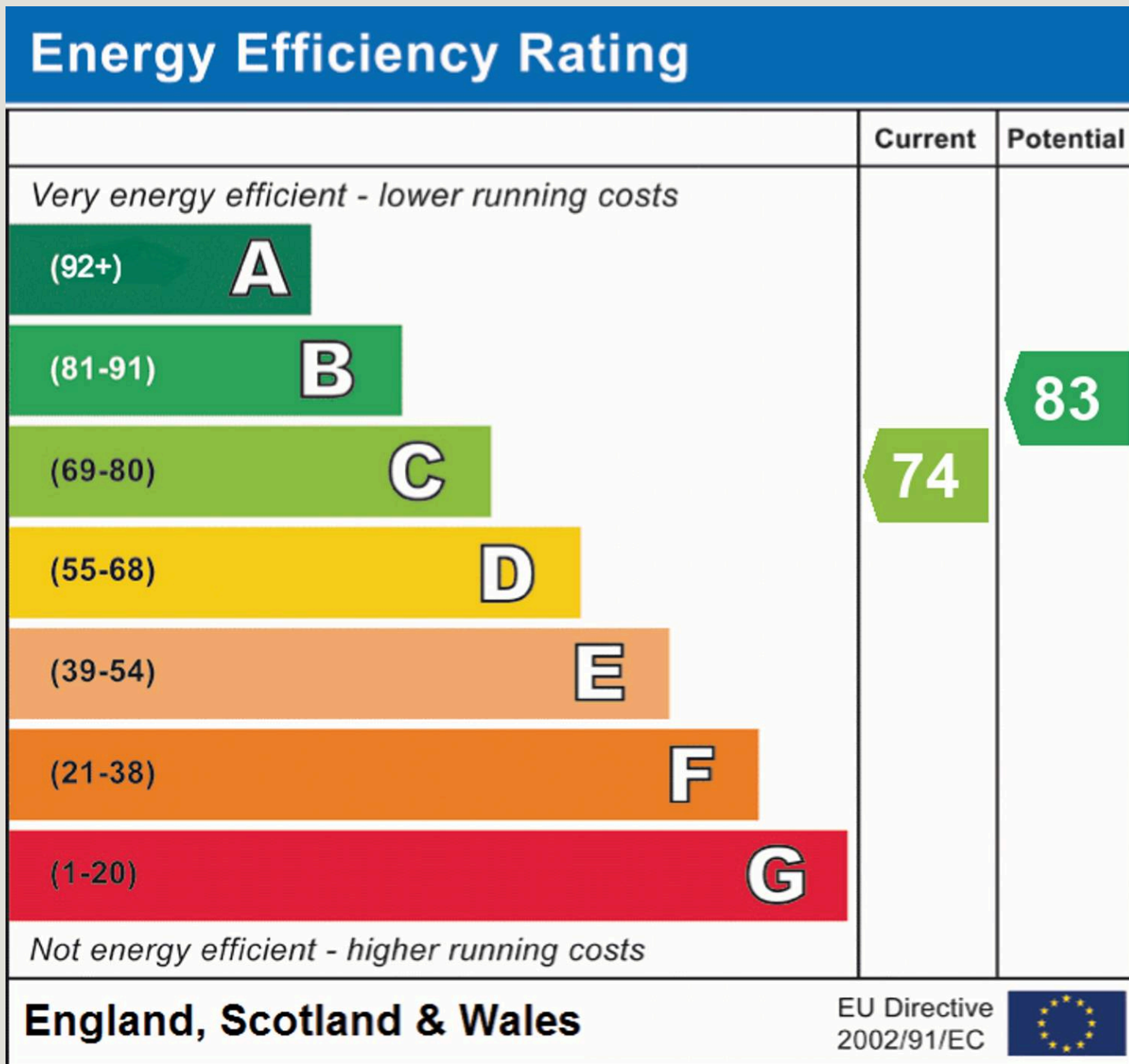
Mains gas, electricity and water. Shared septic tank drainage. Gas central heating and double glazing installed throughout. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are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

**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.

**Referral Fee Disclosure**

PFK works with preferred providers for services relating to buying or selling property. These providers offer competitive pricing, but you are under no obligation to use them and are free to choose alternatives. If you do use these services, PFK may receive a referral fee as follows (all figures include VAT): • Conveyancing (Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd): £120 to £210 per completed sale or purchase. • Auction – If you decide to sell your property via Auction House Cumbria following our introduction, the average referral fee earned for 2025 was £2,398 and is dependent on the final sale price. • Financial Services (Emma Harrison Financial Services): average referral fee of £221 in 2024 for arranging mortgages, insurance, and related products. • EPCs (M & G EPCs Ltd): £25 for EPC • Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.





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