



# GRISDALES

PROPERTY SERVICES



## Elmcote Papcastle, Cockermouth, CA13 0JW

**Offers Around £625,000**

\*\*\*NO CHAIN\*\*\* \*\*\*NO CHAIN\*\*\* \*\*\*NO CHAIN\*\*\*

This exceptional five-bedroom detached residence occupies a stunning yet secluded position in the heart of Papcastle, one of the area's most sought-after villages, with easy access to Cockermouth. The original part of the house dates back to the 1600s, with tasteful enhancements added from the early 1700s onwards. The result is a home of timeless elegance and generous proportions, where period charm and historical character blend seamlessly with comfort and practicality. Many of the original features from several eras have been beautifully preserved throughout.

Internally, the property offers four reception rooms, a kitchen, and a bathroom on the ground floor. Upstairs, there are five spacious bedrooms and a further family bathroom, providing ample accommodation for family and guests alike.

The house stands proudly within the village and is complemented by a private garden extending to approximately half an acre. Thoughtfully planted over the years, it provides a tranquil haven for wildlife and a delightful setting for outdoor enjoyment.

If you are seeking a rare combination of history, space, and natural beauty, this remarkable home in Papcastle presents an opportunity not to be missed.

Helping you find your perfect new home...

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## OWNERS' COMMENTS

"Elmcote has been the perfect family home. We love the sheltered garden with the large terrace that catches the sun all day. When it's too hot, the hedges and trees give shade. Our father planted lots of different daffodil, bluebell and snowdrop varieties and the garden looks particularly wonderful in spring. It's lovely to see pheasants and red squirrels, and there's constant birdsong. In Autumn there's a rich harvest of apples and pears.

The house itself is great for family parties, with masses of space for guests and a large, well-proportioned, sunny reception and dining room. The Tudor room in the oldest part of the house is cute and cosy on winter evenings. We also love the Cumbrian features such as the stone sconce in the kitchen. The title deeds to the house are beautifully decorated manuscripts and the oldest document written in the early 1700s refers to the sale of the two cottages that formed the heart of Elmcote.

The village of Papcastle is so peaceful, and all the houses are linked in some way to its Roman past. We hosted Time Team on our drive, but were reluctant to have the garden dug up! Some exciting objects were found in neighbouring gardens and have been well documented in Tullie House and on TV.

It's an easy 10 minute walk into Cockermouth or up to the village pub at Belle Vue, and it's great to live in a beautiful country village with such easy access to town. The village is a friendly community with lots of activities in the village hall, and its own little magazine, The Village Voice.

Children in our family have gone to Fairfield and Cockermouth schools. It's nice to be able to walk to school and have friends nearby. We've had several litters of Labrador puppies romping around the garden, and the old stable outbuildings are really useful for pets. The River Derwent is a short walk away down a little green lane opposite Elmcote, and our father used to enjoy the salmon fishing there. We have always had regular walks along the pretty river bank to Broughton.

We wish the new owners happy times in this lovely house."

## THINGS YOU NEED TO KNOW

Gas central heating

Single glazed sash windows to most rooms.

The property is fitted to several rooms with a handwoven Black Watch tartan Axminster carpet, most of which is brand new.

## ENTRANCE

11'3" x 6'9" (3.44 x 2.08)

The property is accessed through a bright, tiled conservatory with south-facing views over the garden. The main entrance door through to the hall is a period door with clear glass panels and brass fittings.

## INNER HALLWAY

8'0" x 18'2" (2.46 x 5.54)



Stairs to the first floor and access to three reception rooms and the kitchen. A beautiful imposing hallway with deep skirting boards and coving. Space for hanging fishing rods.

## LIVING ROOM

14'7" x 12'11" (4.46 x 3.94)



A beautiful room with bay window, deep skirting boards, picture rail and coving. Gas fire in brass frame with traditional tiled surround with marble mantelpiece over with cream ceramic tiled hearth. Television point.

## DINING ROOM

12'7" x 16'8" (3.85 x 5.09)



A sunny, bright room with views over the terrace and garden. With bay window, telephone point and picture rail. Fireplace with tiled surround and marble mantelpiece over.

## SITTING ROOM (TUDOR ROOM)

12'7" x 16'8" (3.85 x 5.09)



With white painted fireplace and stone hearth and original bread oven. Good range of period built in cupboards with brass fixings. 2 windows to the side, natural timber ceiling beams, meat hooks and serving hatch into the kitchen.

## STUDY

14'7" x 12'8" (4.46 x 3.88)



A step up from the sitting room leads to the study, with two

windows to the side, wall mounted shelving, picture rail and door into the kitchen (not currently used). A good range of built in cupboards. Steps up into:

## BATHROOM

14'8" x 11'3" (4.49 x 3.44)



Fitted with shower with curved screen in chrome frame, and wall mounted chrome shower and attachment including handheld hose and rainfall shower. Blue waterproof panelling. Wash basin with chrome mixer tap set into vanity unit with mirror above, shelving, shaver point and light. Low-level wc, white tiled floor, 2 frosted windows to the side, extractor fan, Victorian style heritage chrome and white heated towel rail/radiator, extractor fan and wall mounted Worcester gas boiler.

## KITCHEN

8'0" x 20'6" (2.45 x 6.25)



From the hallway, a step down leads into the kitchen (low head height) which is fitted with a range of base and wall units in grey with a white laminate worktop over and white ceramic tile splash back. Includes 1.5 bowl stainless steel sink unit, plumbing for dishwasher, integrated Bosch electric oven with 4-ring gas hob over, stainless steel extractor fan.

Grey tiled floor, UPVC double glazed sash window, wall mounted shelving in alcove with serving hatch through to the third reception room and period farmhouse door to the rear.

## PANTRY

8'0" x 6'0" (2.45 x 1.83)



Step down into the pantry with original stone sconce and wall mounted shelving. Tiled floor.

## UTILITY ROOM



Accessed from the rear courtyard. Belfast style sink, plumbing for washing machine, window to the rear, power point with circuit breaker and tile effect flooring.

## STAIRCASE AND LANDING



An attractive staircase (with burglar step!) leads to the first floor landing. Arched window to the side, with clear glazing panels. Painted wood panelling, coving and access to bedrooms and bathroom.

## MASTER BEDROOM

15'8" x 14'6" (4.80 x 4.44)



A spacious double bedroom to the front with working shutters, picture rail and servant's bell. Feature fireplace with cast iron basket, ceramic tiles to the side and white painted mantelpiece over.

## BEDROOM TWO

14'7" x 12'7" (4.47 x 3.85)



A spacious double bedroom to the front with working shutters, built-in cupboards, servant's bell, shelving and painted wood panelling.

## BEDROOM THREE

14'8" x 10'11" (4.48 x 3.33)



Double room to the side with working shutters and cupboard.

## BEDROOM FOUR

16'11" x 6'8" (5.16 x 2.04)



Steps up from the landing lead to bedroom four. With windows overlooking the side garden and with unusual original curved shelving.

## BEDROOM FIVE

10'9" x 8'2" (3.29 x 2.49)



A spacious single room to the front with the view of the fells, painted wood panelling, wall mounted shelving and access into the loft.

## FAMILY BATHROOM

14'8" x 11'3" (4.49 x 3.44)



Steps up from the inner hallway, leading to the family bathroom. With bath with gold taps and tile splash back, white pedestal wash basin with gold taps, ceramic splashback and bevel edged mirror with lighting. Low-level wc and shower enclosure with Mira shower and attachments, gold coloured frame with concertina door and ceramic splashback. Feature fireplace in cast iron with marble insert. Gold and cream radiator/heated towel rail. Window to Dovers Lane. From the bathroom a doorway leads into the Hayloft.

## THE HAYLOFT



The first floor is accessed from the bathroom and is currently used for loft storage. Originally there was a staircase to the rear terrace. Beneath are store rooms. With ceiling featuring exposed beams. Windows to two aspects. Ideal for a renovation project.

## DRIVEWAY



A shared drive gives access onto the private drive of Elmcote and this leads to a turning circle with a beautiful Cypress tree to the centre.

At the entrance to the drive is a detached building of corrugated roof and timber construction which provides garaging and storage space.

## FRONT GARDEN



There is a large garden (extending to approximately half an acre) to the front of the house which is informal and generally laid to lawn - there is an abundance of spring flowers including a huge variety of daffodils, along with drifts of snowdrops and crocus and summer flowers including bluebells, wild garlic, forget-me-nots and lilies in the summer. Beyond is a small orchard (with a variety of late and early eating apples along with pear and quince trees) and space for growing vegetables and to the second side of the drive is a further lawn with mature trees etc.

A path and steps lead to a pedestrian gate onto the main Papcastle Road.

Immediately to the front of the house is a south facing and very sheltered and private terrace - a perfect place to enjoy the sun.

## REAR GARDEN



A path leads to an outside wc with high level cistern. Further small raised garden area with lawn leads down to a patio, with access to the kitchen door and utility room. Outside tap and access to the stores and potting shed.

## STORES

A covered area leads to a stable door which gives access onto Dovers Lane. The original animal stalls are now used as a storage area and have been used as kennels in the past.

## POTTING SHED

Small store with stopcock to the adjoining toilet. It is understood there is an old Roman well here.

## OUTLOOK



From the front of the property there is a delightful outlook over the garden and rooftops to the north-western Lake District fells in the distance.

## ELMCOTE



## DIRECTIONS



From Gote Road turn into Papcastle at the James Walker Factory turning. Proceed into the village passing The Burroughs on the left hand side. Just opposite there are two stone gate posts (with the sign Derwent Lodge Cottage) which lead to a shared gravelled drive - proceed up here and take the 2nd drive on the left which is signed Elmcote.

W3W: ///drags.pausing.kiosk

## COUNCIL TAX

We have been advised by Cumberland Council (0303 123 1702) that this property is placed in Tax Band G.

## VIEWING ARRANGEMENTS

To view this property, please contact us on 01900 829977

## NOTES TO BROCHURE

Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. None of the appliances, heating system or fittings

included within the sale have been tested or can be assumed to be in full working order. Purchasers are strongly advised to satisfy themselves by way of survey and their own enquiries. The brochure does not constitute a contract, part of a contract or warranty.

## **THE CONSUMER PROTECTION REGULATIONS 2008**

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

## **MOVING WITH GRISDALES**

Moving is an exciting time but only if everything proceeds smoothly. Whether you are selling, letting, buying or renting, we understand that moving home can be a very stressful and daunting prospect. That's why, at Grisdales, we work together as a team, giving dedicated support and advice every step of the way to help your move run as smoothly and efficiently as possible.

## **FREE MARKET APPRAISAL**

If you are thinking of moving, we offer a completely free market valuation and appraisal of your existing home. We will advise you upon an asking price which accurately positions your property in the current market place, maximising viewings and your sale prospects.

## **LETTINGS AND MANAGEMENT**

If you are interested in property as an investment, we can help you every step of the way from Buy to Let advice to effective property letting and management

## **SURVEYS AND VALUATIONS**

We want your purchase to live up to those dreams, hopes and expectations. You need to know that your new home will not only be a sound investment, but also one which you will enjoy without the worry of the unknown. Grisdales offer a wide range of survey and valuation reports to meet different needs all backed by the qualification, experience and knowledge of a Chartered Surveyor.

## **MORTGAGE ADVICE**

Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving

home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

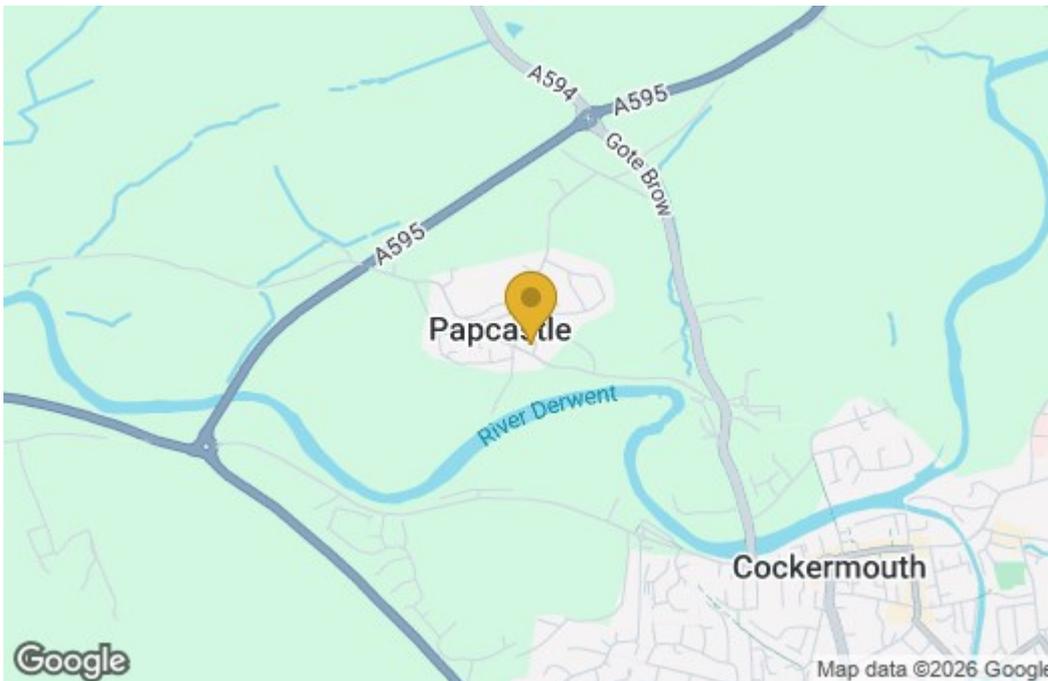
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

## Floor Plan

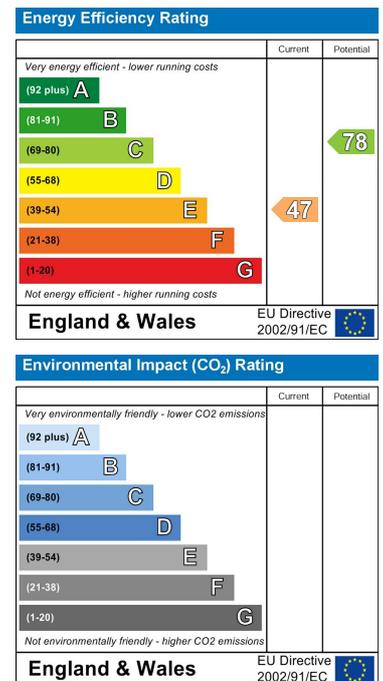


Measurements Are For Guidance Only.

## Area Map



## Energy Efficiency Graph



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