

The Cottage, Woodend, Egremont, CA22 2TB

Guide Price £795,000

PFK

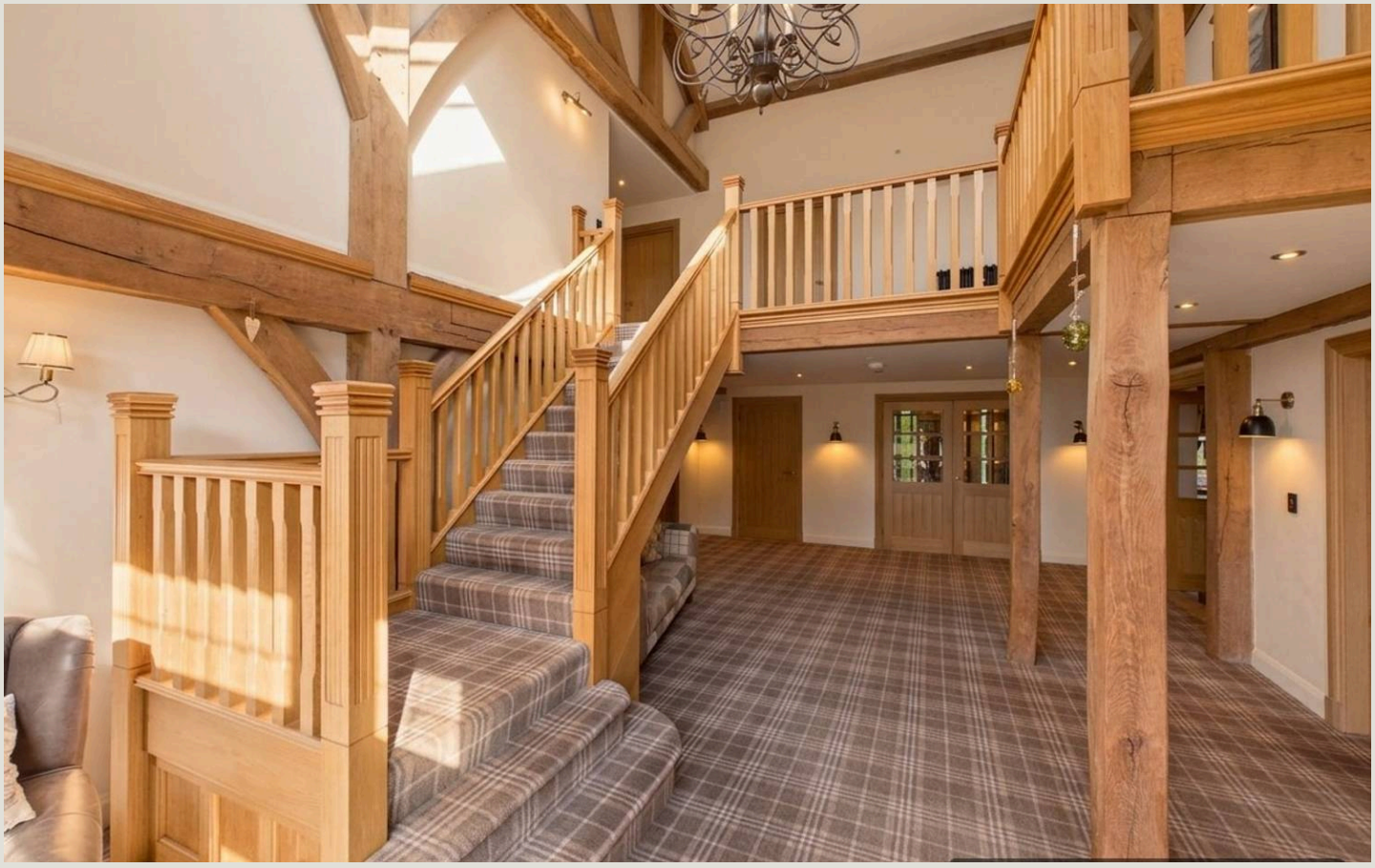
The Cottage

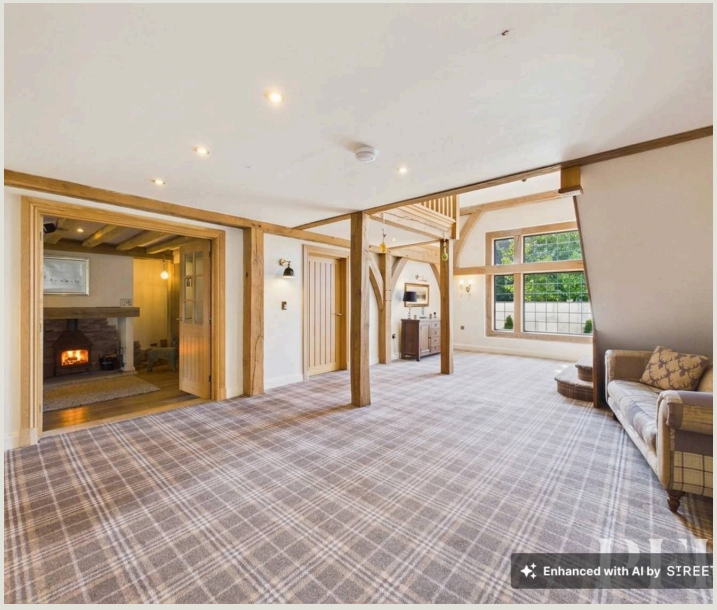
The Property:

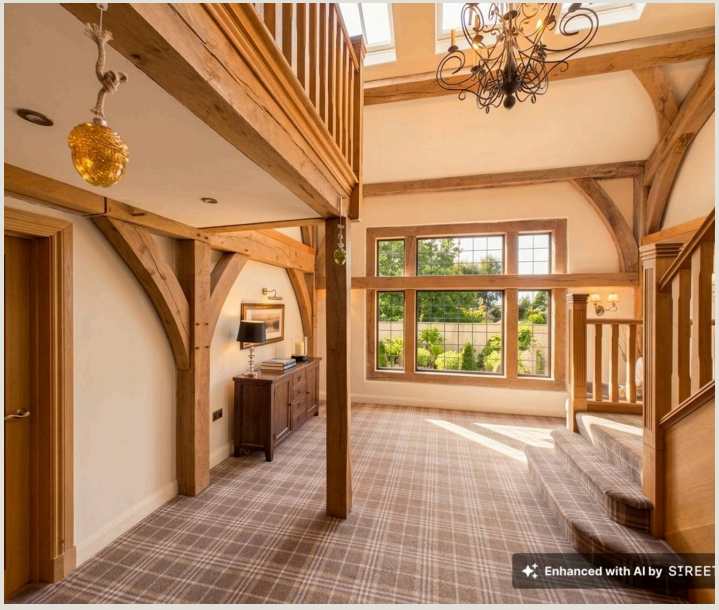
A truly exceptional and individually designed detached oak framed residence, occupying a peaceful position within the sought after hamlet of Woodend, on the edge of Egremont and just a two minute walk from Longlands Lake and Country Park.

Designed and built by the current owners to their own exacting specification by OakMasters, this remarkable home has been transformed beyond recognition from the modest cottage that once occupied the site. Today it is an impressive and substantial family residence, offering an exceptional combination of scale, quality and architectural character, while remaining wonderfully homely and beautifully considered for modern family life. The striking oak frame construction is the defining feature throughout, with exposed structural timbers, dramatic vaulted and sloping ceilings, impressive full height oak posts, stone mullioned windows and a gallery landing creating a sense of individuality and permanence rarely found in a modern home. The quality of the construction is further reflected in the specification, with pure bronze sash windows throughout, incorporating double glazing with K-glass, while the remaining windows are triple glazed.

At the heart of the property is a superb open-plan kitchen, dining and family room, complemented by a generous lounge, a second reception room currently used as a home office, five spacious bedrooms and four bathrooms, including a luxurious principal suite.







The Cottage

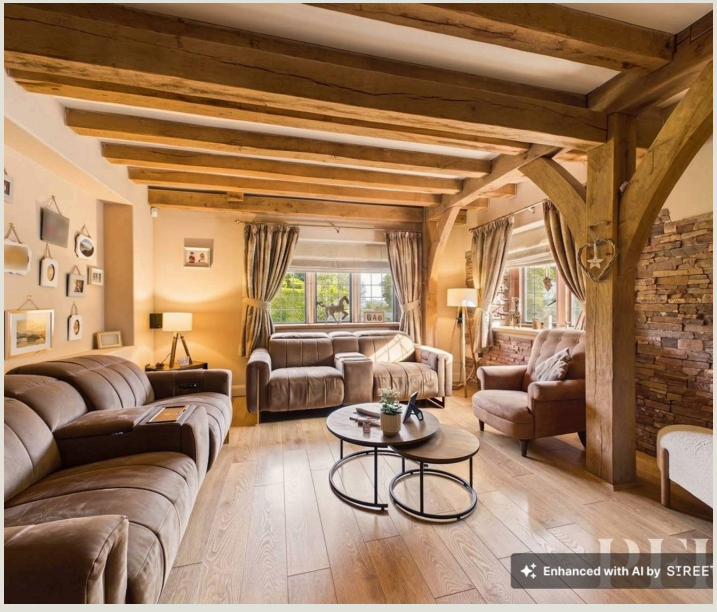
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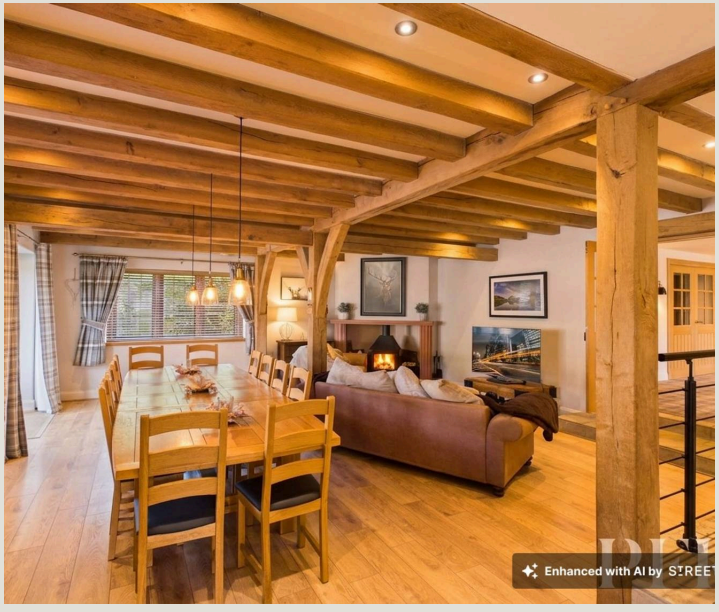
The accommodation continues to a versatile lower ground floor incorporating a large laundry room and generous integrated double garage, with exciting potential for further conversion to ancillary accommodation, accommodation for a dependent relative or holiday letting, subject to the necessary consents.

The property has also been designed with modern comfort and energy efficiency in mind. Two whole house ventilation systems provide controlled ventilation throughout, while a 4kW solar photovoltaic system provides electricity to the grid. A further 4kW solar thermal system contributes to the heating of a large unvented hot water cylinder, providing an impressive level of self sufficiency and efficiency for a home of this scale.

Outside, the property is equally impressive. Approached through secure gates, a private driveway provides excellent offroad parking for multiple vehicles and leads to the integrated double garage. The house is surrounded by beautifully maintained gardens, with a spectacular oak framed covered entrance porch providing a fitting introduction to this unique home. To the front is a beautifully landscaped lawn framed by planted borders and mature shrubbery, while the side and rear gardens provide a variety of spaces for entertaining and relaxation.







The Cottage

Continued....

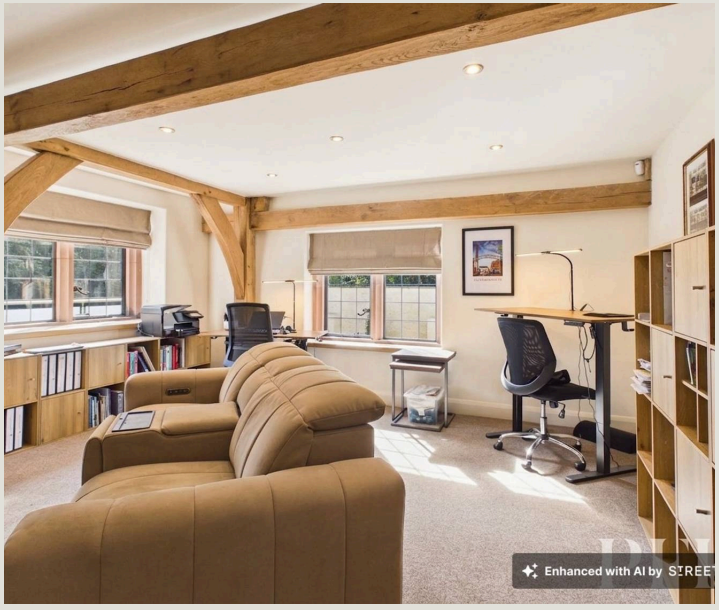
A substantial paved terrace runs directly from the kitchen and is perfectly suited to outdoor dining, continuing around the property towards a further balcony seating area. Steps lead up to an additional lawned garden enclosed by fencing and mature hedging, creating a wonderfully private outdoor retreat. The combination of generous grounds, excellent parking and multiple areas for enjoying the garden makes this an exceptional home both inside and out.

The setting provides an enviable balance between peaceful countryside living and everyday convenience. Woodend enjoys a tranquil rural atmosphere, while the property's position just a two minute walk from Longlands Lake and Country Park provides immediate access to beautiful waterside and woodland surroundings. The area is also within easy reach of Egremont, Whitehaven, Cockermouth and the wider west Cumbrian area, with the spectacular Ennerdale valley and wider Lake District National Park readily accessible for walking, cycling and outdoor pursuits.

For buyers seeking a home of genuine individuality, exceptional quality and remarkable versatility, this outstanding oak framed residence represents a rare opportunity to acquire something truly special.













The Cottage

Location:

Woodend is a small hamlet offering the rare combination of peaceful rural living and excellent day to day connectivity. Set on the edge of Egremont, the property is just a short drive from the town centre and its range of everyday amenities, including shops, supermarket, schools and local services. The location is particularly well suited to commuters, with convenient access to Whitehaven and the surrounding employment centres, while Cockermouth and other west Cumbrian towns are also readily accessible. For leisure and outdoor pursuits, Longlands Lake is close at hand, while the beautiful Ennerdale valley and the wider Lake District National Park are within easy reach, making it an excellent base for walking, cycling, exploring and enjoying the spectacular scenery of the western Lake District.

- **Exceptional detached oak framed residence**
- **Beautiful private gardens & extensive parking**
- **5 bedrooms & 4 bathrooms**
- **EPC rating B**
- **Council Tax: Band F**
- **Tenure: Freehold**

ACCOMMODATION

Entrance
12' 6" x 9' 9" (3.81m x 2.98m)
A welcoming entrance sets the tone for this exceptional home. A Solid Oak Distinction Door with Triple Glazing is complemented by obscured glazed side panels, with exposed oak framing and matching lintels creating an immediate sense of the craftsmanship and architectural character found throughout the property. Natural timber flooring extends through the entrance, with a useful cloakroom and elegant double part glazed oak doors opening through to the impressive central hallway.

Cloakroom/WC
6' 0" x 5' 0" (1.83m x 1.53m)
A stylish and conveniently positioned cloakroom, fitted with a close coupled WC and corner wash hand basin, together with a window with bespoke oak made sill and natural timber flooring.

Hallway
27' 8" x 16' 2" (8.43m x 4.93m)
The scale and presence of the reception hallway is immediately striking, extending to approximately 8m x 5m and creating a magnificent central hub from which the principal living accommodation flows. A large bronze encastment window with beautifully detailed stone mullioned surround provides an attractive outlook over the gardens, while the exposed oak frame is particularly impressive within this space. A bespoke oak staircase rises to the first floor and an exceptional gallery landing beyond, with a vaulted, sloping ceiling and Velux rooflights allowing natural light to flood into the heart of the home. A generous storage cupboard is discreetly positioned within the hallway, with further doors leading to the principal reception rooms and family living accommodation.





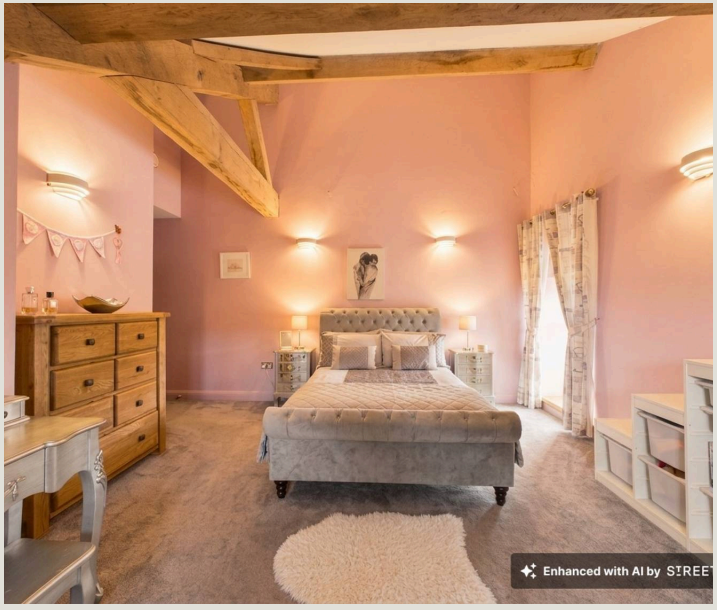


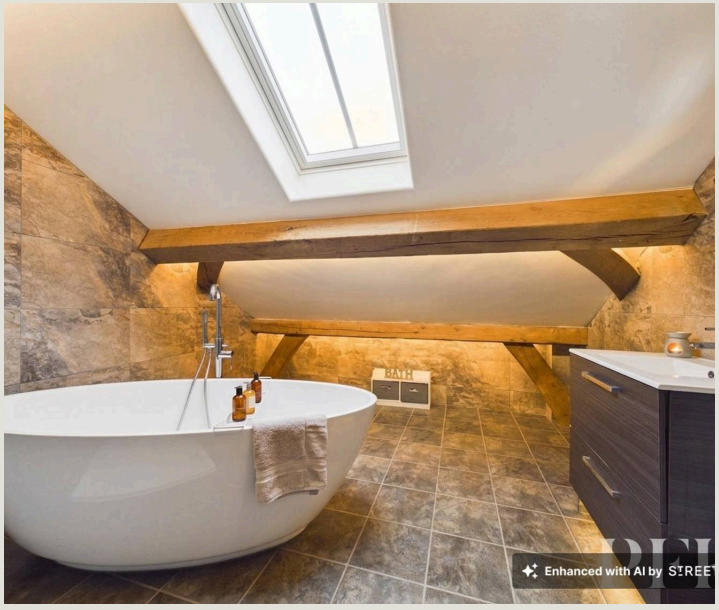
Lounge
24' 5" x 14' 2" (7.43m x 4.31m)
A beautifully proportioned audio visual room with exposed oak ceiling timbers and substantial full height oak posts accentuating the architectural character of the room, with exposed brickwork to one wall adding further texture and warmth. A wood burning stove sits within an attractive brick built alcove beneath an oak mantel, creating a natural focal point. Two windows with handsome stone mullioned surrounds provide views towards the grounds, while the continuation of the timber flooring and exposed oak frame completes this wonderfully cosy yet impressive reception room.

Snug/Home Office
15' 6" x 15' 0" (4.72m x 4.56m)
A versatile second reception room, currently utilised as a home office but equally suited to use as a snug, playroom, or additional family space. The room benefits from attractive stone mullioned windows and further exposed oak framing, creating a comfortable and adaptable space.

Open Plan Kitchen/Dining/Family Room
Lounge/Dining Area - 7.17m x 6.14m Undoubtedly the heart of this exceptional home, this impressive open-plan living space has been designed for everyday family life. The dining and family sitting areas are framed by exposed oak timbers. A wood burning stove provides a striking focal point to the seating area, while patio doors open directly onto the gardens. Additional windows with stone mullioned surrounds draw in plentiful natural light and provide attractive outlooks over the surrounding grounds. Kitchen - 5.03m x 4.97m The kitchen is exceptionally well appointed, fitted with high gloss wall and base units beneath Silestone quartz worksurfaces as well as a substantial central island unit. Integrated appliances include a triple oven arrangement and dishwasher, with an induction hob and rising extractor. striking exposed oak frame runs through the room, complemented by a stone mullioned window and tiled flooring.







FIRST FLOOR

Landing
An exceptional gallery landing providing one of the property's most impressive internal spaces and an opportunity to fully appreciate the craftsmanship of the oak frame construction. Exposed oak timbers rise dramatically beneath the vaulted ceiling, complemented by striking apex timbers and 3 integrated Velux windows with remote controls and rain sensors. Oak balustrading and doors lead to the bedroom accommodation.

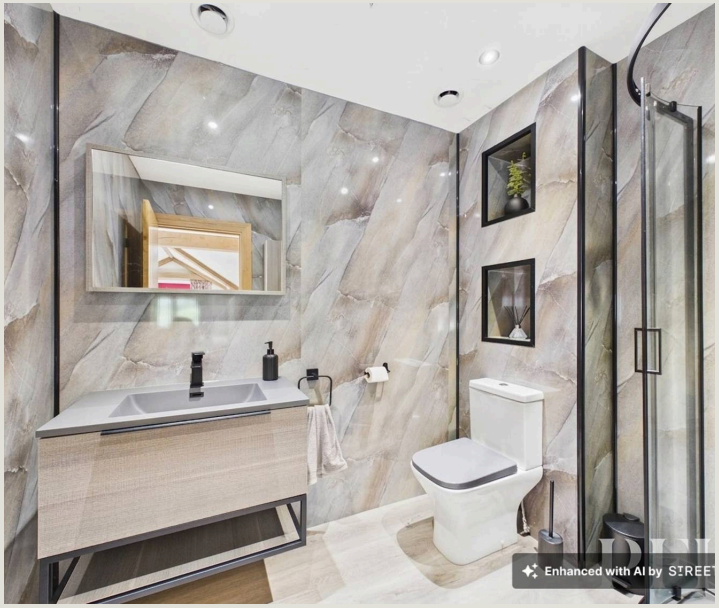
Principal Bedroom
21' 3" x 14' 9" (6.48m x 4.50m)
A superb principal bedroom suite, beautifully framed by the exposed oak architecture of the house. The room features a sloping ceiling with substantial exposed oak timbers and striking apex detailing. A large, full length picture window with an attractive stone mullioned surround provides a wonderful outlook across the gardens. Useful overhead storage is incorporated, while a door leads through to the ensuite bathroom.

Ensuite Bathroom
13' 0" x 7' 1" (3.97m x 2.17m)
Recently installed to an impressive standard and comprising a close coupled WC, a large vanity unit incorporating twin wash hand basins and a luxurious panelled Jacuzzi bath. Contemporary wall panelling and an acoustic style feature panel add a refined modern finish, while exposed oak timbers retain the architectural connection with the wider house. Tiled flooring and underfloor heating complete the space.

Bedroom 2
19' 6" x 11' 2" (5.94m x 3.40m)
A spacious double bedroom with a part pitched ceiling and exposed oak beams, complemented by two windows with attractive stone mullioned surrounds.







Family Bathroom
15' 6" x 10' 8" (4.72m x 3.26m)
A luxurious four piece family bathroom comprising a close coupled WC, contemporary wash hand basin set within a modern vanity unit, freestanding bath with floor mounted tap and a generous walk in shower with mains fed rainfall shower. Contemporary wall finishes and a modern splashback combine with a sloping ceiling, Velux rooflight and exposed oak timbers to create a particularly stylish bathroom.

Bedroom 3
16' 5" x 14' 11" (5.01m x 4.54m)
A generous double bedroom with a striking sloping ceiling, two Velux rooflights and extensive exposed oak framing. The room enjoys an excellent sense of space and with the timber architecture providing a distinctive backdrop.

Bedroom 4
18' 7" x 15' 1" (5.67m x 4.61m)
A beautifully presented double bedroom in which the character of the oak frame construction is particularly evident. Exposed oak framing and substantial full height oak posts create an impressive feature within the room, complemented by windows to the front and side elevations with attractive stone mullioned surrounds. A door provides direct access to the ensuite shower room.

Ensuite Shower Room
7' 9" x 6' 5" (2.35m x 1.95m)
Recently installed and finished to a high standard, this stylish ensuite comprises a close coupled WC, wash hand basin set within a contemporary floating vanity unit and a corner shower with mains fed shower system. Contemporary panelled walls incorporate feature recessed detailing, while underfloor heating provides an additional touch of luxury.







Bedroom 5
15' 1" x 14' 10" (4.60m x 4.52m)
A generously proportioned double bedroom, currently utilised as an impressive dressing room but offering excellent flexibility according to individual requirements. Exposed oak framing and a sloping ceiling with Velux rooflights create a wonderfully characterful setting, complemented by a further window with a stone mullioned surround and radiator.

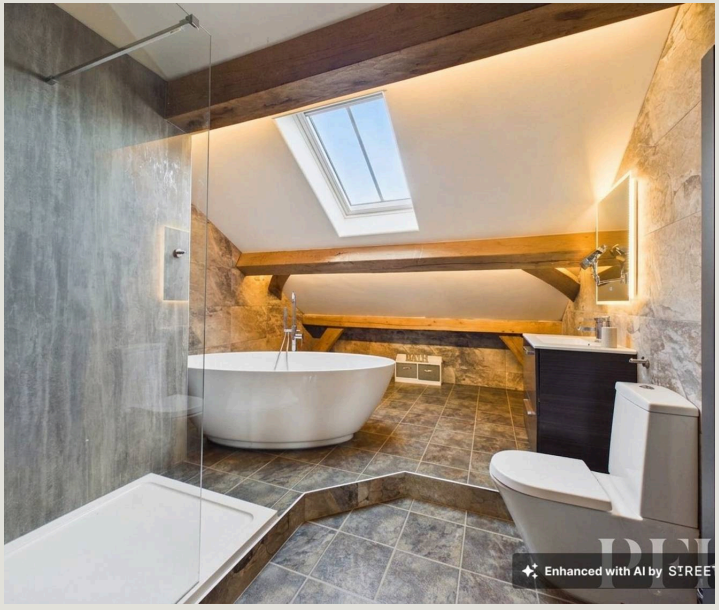
LOWER GROUND FLOOR
The lower ground floor is accessed directly from the kitchen and represents a particularly exciting and versatile area of the property. Currently providing a large laundry room and access to the generous integral garage, this level offers considerable scope for further adaptation and could potentially lend itself to the creation of ancillary accommodation, accommodation for a dependent relative, or holiday let/guest accommodation, subject to any necessary planning and building regulation consents.

Laundry Room
17' 7" x 14' 7" (5.35m x 4.44m)
Recently fitted with a comprehensive range of matching wall and base units with contrasting worksurfacing incorporating a Belfast sink, the laundry room combines excellent practical storage with an attractive, well finished presentation. With plumbing and space provided for both washing machine and tumble dryer. Further useful storage includes a large cupboard and an additional smaller storage cupboard, with a radiator completing the room.

Directions
The property can be located in Woodend using either CA22 2TB or W3W///hinted.rural.plump













EXTERNALLY

Garden

The grounds are a superb complement to the house, offering an excellent mix of formal gardens, entertaining space and private areas in which to relax. A gated entrance opens onto a private driveway with generous parking, while the stunning oak framed pitched porch provides an impressive introduction to the property. The front garden features a beautifully maintained lawn bordered by mature planting and established shrubbery. To the side, a large paved patio flows directly from the kitchen, ideal for outdoor dining and entertaining, with the paving continuing around the property towards a further balcony seating area. Steps lead to an additional lawned garden, enclosed by fencing and mature hedging for privacy. The gardens are well equipped for outdoor living, with recently installed external power points, wall lighting and a fountain, together with provision for a hot tub. The combination of mature planting, generous lawns, attractive terraces and multiple seating areas creates a wonderful environment for both family life and entertaining.

Double garage

6 Parking Spaces

The property is approached via a gated entrance leading to a private offroad driveway with ample parking for multiple vehicles. In addition, there is a substantial integral double garage, providing secure parking, excellent storage and further practical space. The combination of the private driveway and integral garage provides exceptional parking provision for a property of this scale and is particularly well suited to a family requiring space for several vehicles, visitors and recreational equipment.

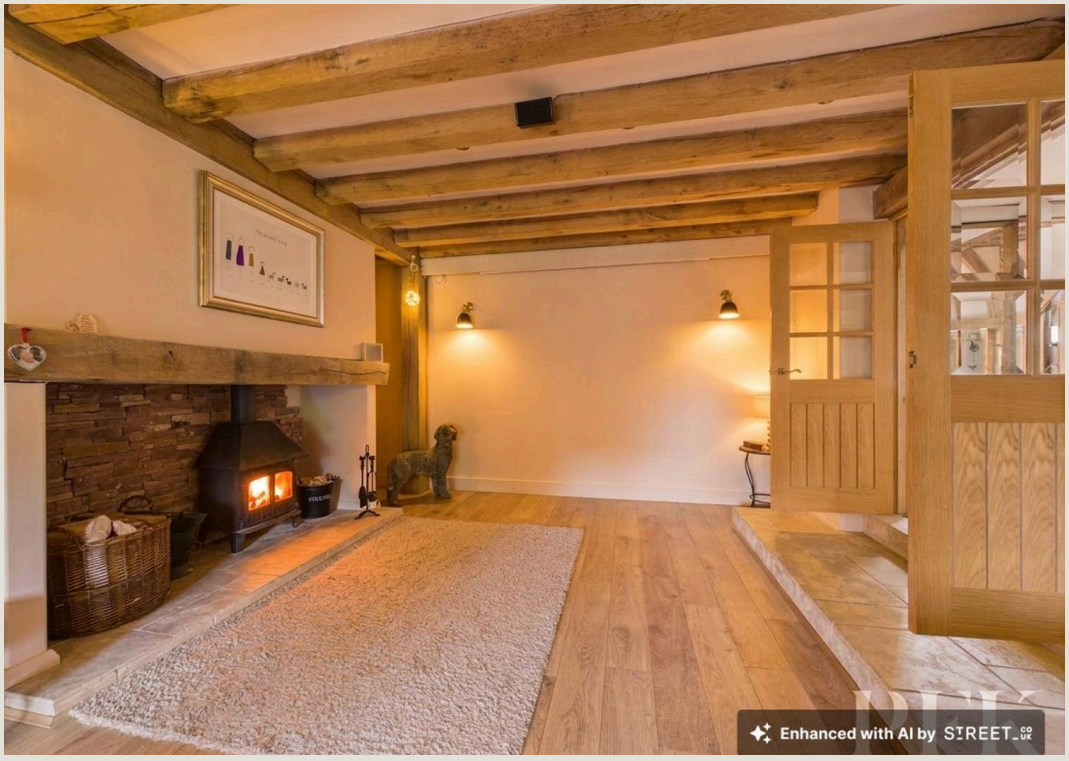

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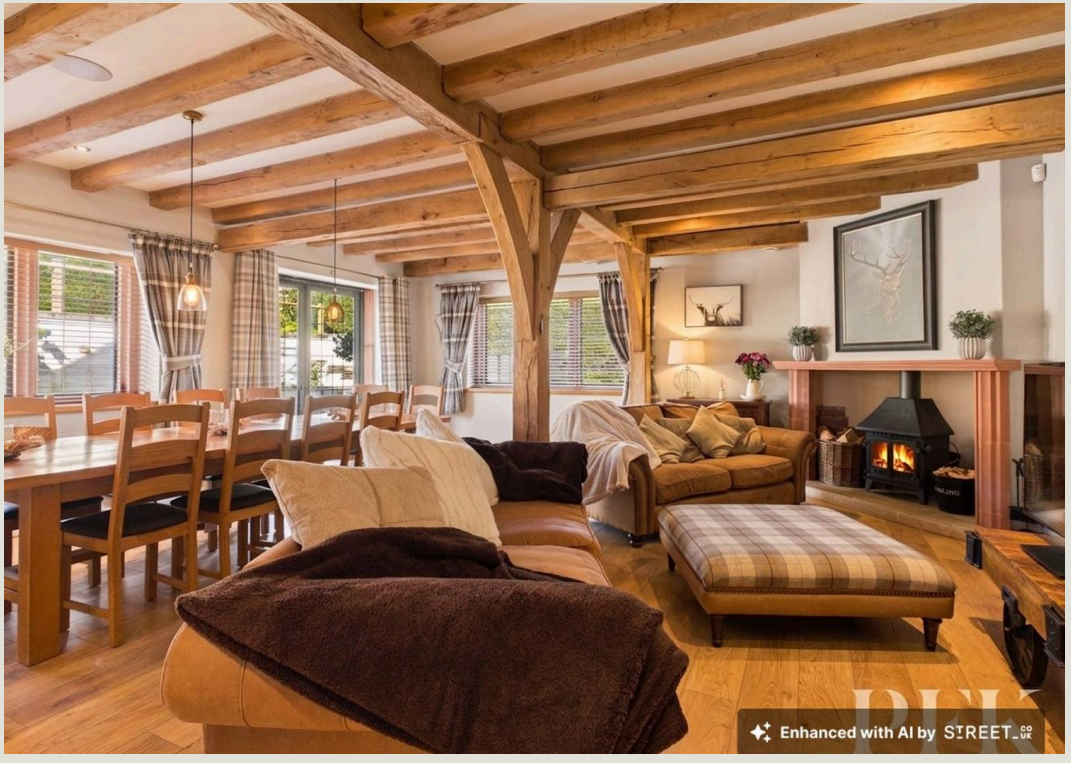




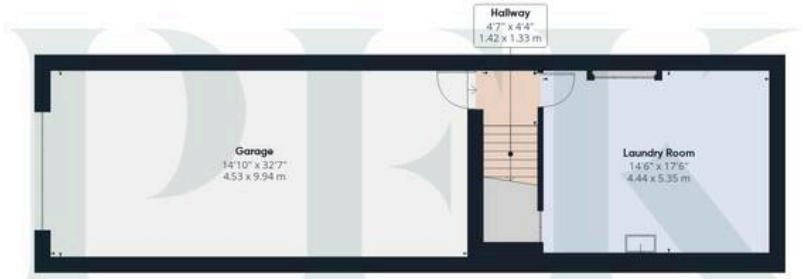



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Floor -1



Floor 0



Floor 1

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Approximate total area(1)

4693 ft²

436.1 m²

Reduced headroom

218 ft²

20.2 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

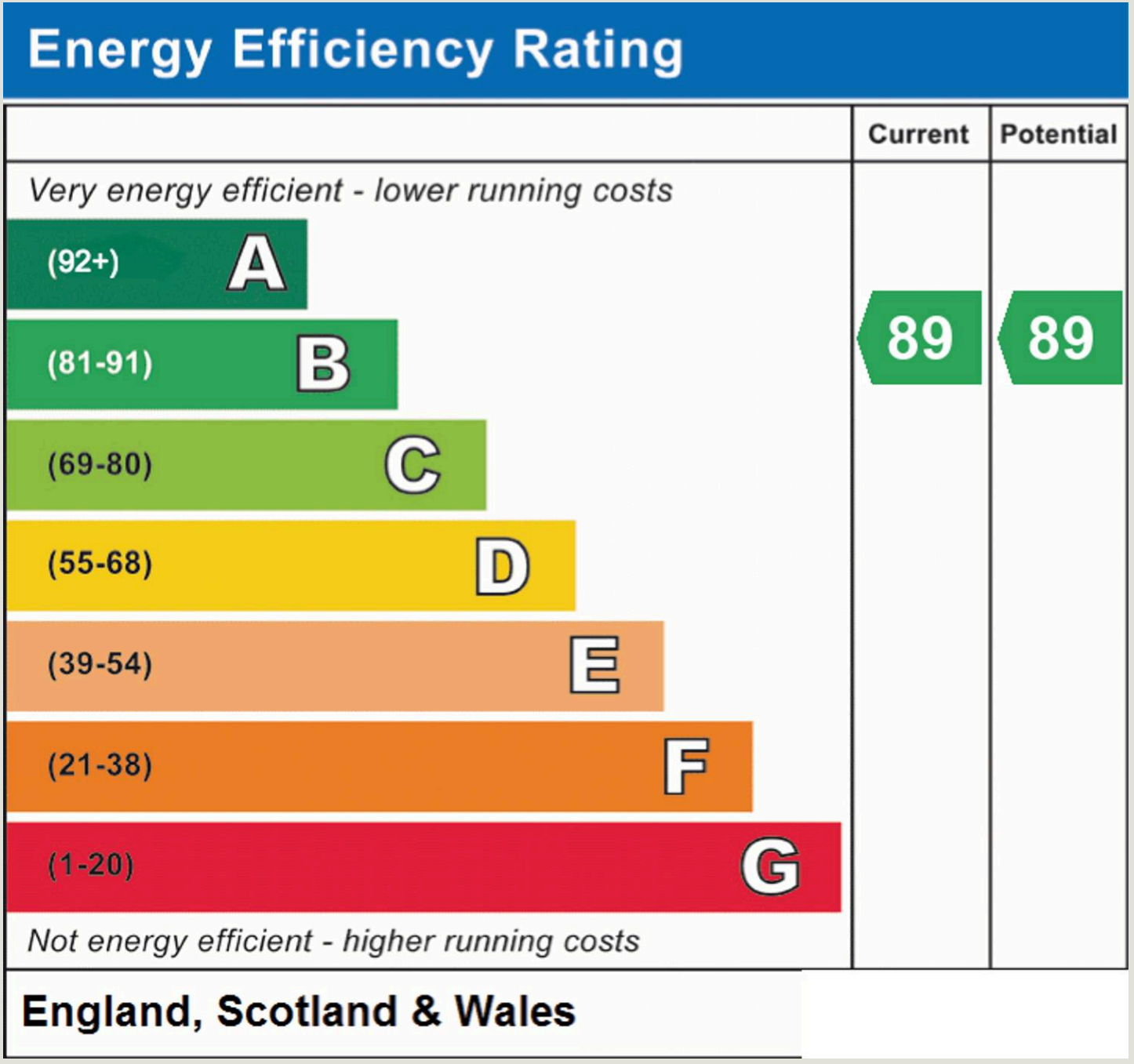
Mains gas, electricity (with Cat6e cabling throughout) and water & septic tank drainage. Gas central heating with conventional radiators in basement and first floor, whilst ground floor is underfloor heating with zoning. Double glazing with K-Glass in all mullions, with triple glazing elsewhere including the front oak door and velux windows. 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 (Napthens 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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