

# Finest

PROPERTIES

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Setmurthy | Cockermouth | Cumbria

Hewthwaite Hall



“A stunning Grade II\* listed detached manor house set within approximately 8 acres of land ”

## The Property

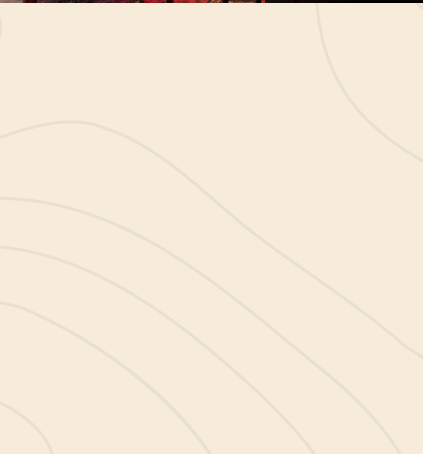
Hewthwaite Hall is a detached Grade II\* listed, predominantly sixteenth-century manor house tucked away in Setmurthy within the Lake District National Park, around two miles from Cockermouth and close to Bassenthwaite Lake. The holding extends to approximately eight acres, comprising formal terraced gardens, a small copse and three fields, giving long pastoral views and clear scope for equestrian use. The approach is private and fitting, a gated curved drive leading to generous parking. Broad steps lead to the front of the house which has two coats of arms above the door, including the Royal Arms of Henry VII or Henry VIII, a detail that underlines its historic standing.

As you step inside, the stone flagged hall sets a confident tone, panelled oak doors quietly confirming the property's period origins while the sightline leads to the original Tudor staircase and its double arched window at the half landing. To the right, a comfortable living room with windows on two aspects gathers seating around a wood burning stove set in a broad stone fireplace. Across the hall, the larger sitting room is defined by a deep fireplace, a broad mullioned window and exposed sixteenth century beams, well suited to evenings and company. Off the hall sits a dining room beneath oak beams; its deep-set window cut into thick stonework. It is well placed for intimate meals and works equally well as a study or occasional fourth bedroom, helped by the ground floor WC nearby.



The kitchen diner is bright and practical. Dual aspect sash windows look over the garden to the fells, while exposed timber beams and quarry tiles lend an authentic, durable finish. A deep blue electric Aga provides the focus of a run of cream cupboards with generous worktops, an integrated fridge and a dishwasher. There is ample space for a family table. From here a back hall leads out to the stone terraces and side garden. Along the way are hanging and shelving for coats and boots, a generous store cupboard and a ground floor WC. The route then continues to the service outbuildings shown on the plan, the utility and boot room, a garden store and a small workshop, with external steps rising to the large barn beyond.

At first floor level the landing opens to three bedrooms and the family bathroom. The principal bedroom is exceptional in scale and character. Two broad mullioned windows, each with a deep stone seat, draw in soft light and frame the view, while a decorative cast iron fireplace anchors the room. It takes a four poster bed with space to spare. The en suite is well proportioned and arranged with bath, basin and WC, retaining pleasing period detail. A second double shares the same front aspect and early fabric, while a third double sits to the back of the house, with fitted wardrobes and a long view over a sandstone terrace and garden towards the fells, and is reached up a short rise. The family bathroom is next to it and includes decorated handmade tiling, a bath with electric shower over, basin and WC. A linen cupboard completes the arrangement.



Google Maps

what3words



///such.voters.fists

## Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

## Services

Mains electricity. Private borehole water supply drawn from the copse, pumped to a storage tank with filtration equipment housed in the barn. Drainage to a septic tank. Domestic hot water via immersion heater, hot water cylinder located in the airing cupboards, with a control switch in the kitchen. Heating by night storage heaters. Fibre broadband available. Currently assessed for Business Rates, rateable value approximately £2,500, subject to purchaser circumstances this may qualify for Small Business Rates Relief or be reassessed for Council Tax.

Postcode

Council Tax

EPC

Tenure

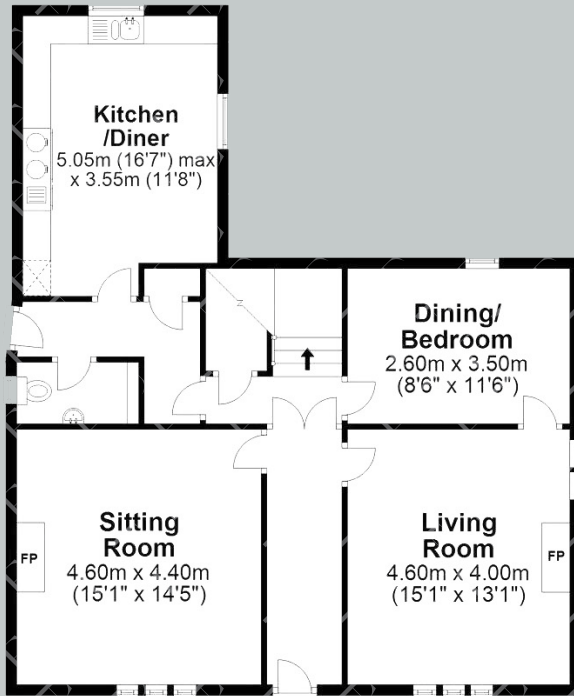
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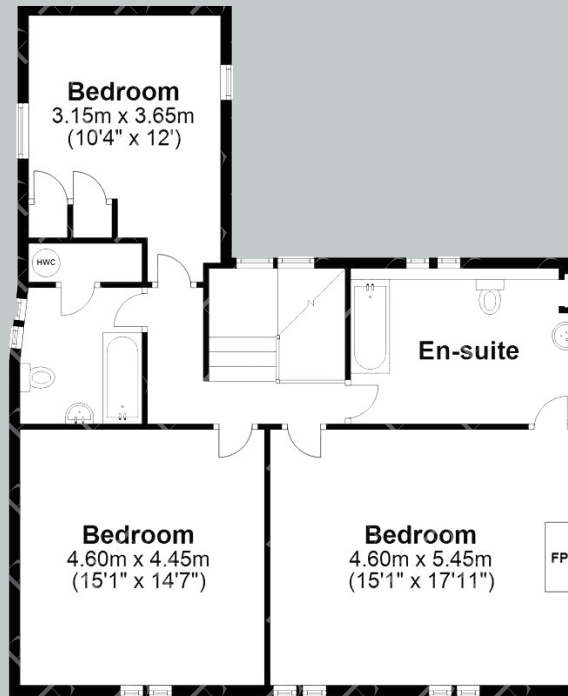
Rating F

Freehold

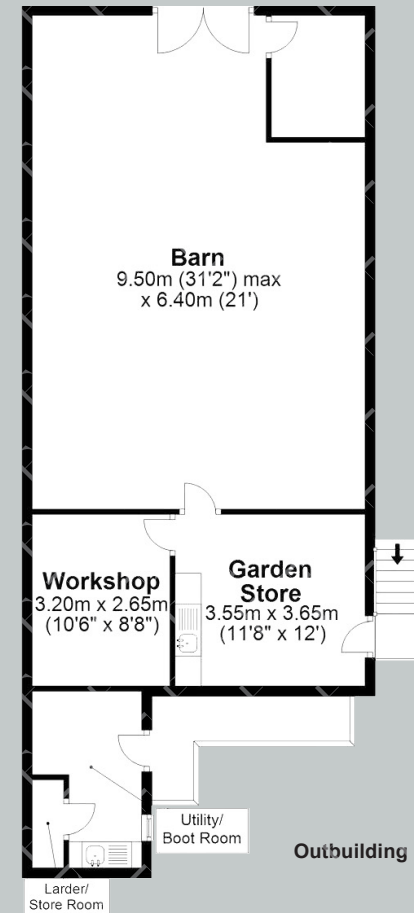
## Floor Plans



Ground Floor



First Floor



Outbuilding



Total area: approx. 269.8 sq. metres (2903.8 sq. feet)

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Viewings Strictly by Appointment



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