





Brook House, Lamplugh - CA14 4SQ

£429,950 Freehold

A Home with Character and History Dating back to 1865, this stunning home is full of character and charm. Set within beautiful gardens with a picturesque stream running alongside, it enjoys a peacefu...

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PROPERTY SERVICES







A Home with Character and History Dating back to 1865, this stunning home is full of character and charm. Set within beautiful gardens with a picturesque stream running alongside, it enjoys a peaceful setting with the Northern Lake District fells and lakes just moments away. Inside, the property exudes warmth and character, creating an inviting and welcoming atmosphere — the perfect place to return to after a busy day. There is also potential to further enhance the home, such as extending into the attic for a fourth bedroom or converting the detached barn into a studio or guest space. Enjoying a tranquil countryside setting yet conveniently located between Cockermouth, Workington, and Whitehaven, the property offers excellent access to local schools and amenities. From the moment you arrive, this is a home that truly feels special.

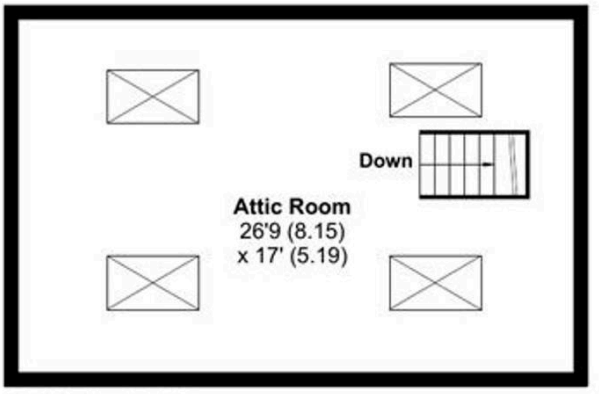




Lamplugh, Workington, CA14

Approximate Area = 1849 sq ft / 171.7 sq m

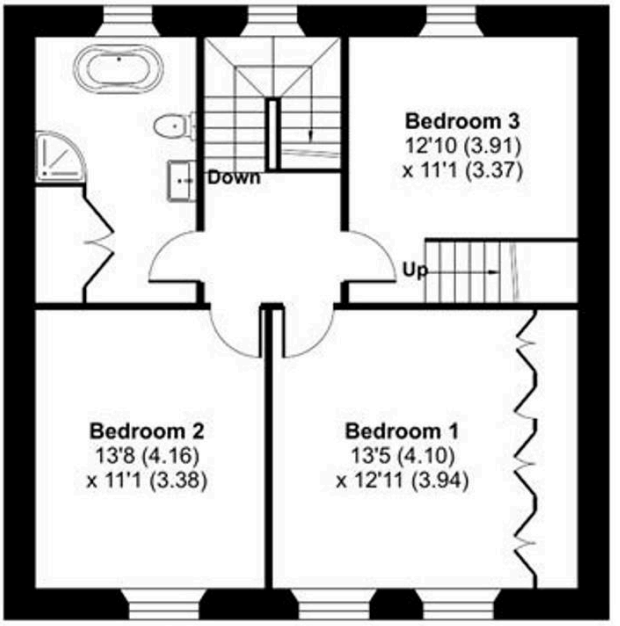
For identification only - Not to scale



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Grisdales. REF: 1359113

You can include any text here. The text can be modified upon generating your brochure.







THINGS YOU NEED TO KNOW

Double glazing. LPG Central heating. Septic tank which has been installed in recent years. There are some super features throughout, mostly in natural wood, including skirting boards, dado rails, door frames, architraves, staircase, beams etc.

A LITTLE BIT OF HISTORY

Brook House was built in 1865 by Jonathan Wood who was educated in the building near Brook House (which once used to be the parish hearse) and he became a successful shoe maker having taken over his father's business around 1852. He needed larger premises, hence building Brook House. The workshop, with its outside steps, still exists today.

A HOME WITH A STORY

Several apprentices were taken, one was a John Pharoah who was later in business at Ravenglass. His name is still to be seen scratched on a pane of glass in the workshop window. Another William Nicholson went to start a business in Ambleside. Jonathan Wood died in 1911 and the business was continued by his two sons Henry and Joseph Wood on February 7th 1911, becoming known as H & J Wood, Boots, Shoe and Clog Makers.

ENTRANCE

Property is accessed via UPVC door with frosted glazing panels and that leads into entrance vestibule with tiled floor and inset foot mat.

INNER HALL

Doors to the lounge and kitchen and stairs to the first



FRONT GARDEN

A shilled area either side of the path which leads to the front door and set behind a retaining wall.

REAR GARDEN

Concrete area at the rear of the property with a retaining wall and this opens up to a beautiful curved garden with well-established shrub and floral borders. Please note that there a stream at the end of the garden.

OFF STREET

3 Parking Spaces

Parking for 3-4 cars on both sides of the property.

OFF STREET

4 Parking Spaces

Parking for 3-4 cars on both sides of the property.



Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: E













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