

# Threapland Moss

BOTHEL | NEAR COCKERMOUTH | CUMBRIA



**FINEST**  
PROPERTIES



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# A beautiful country house with portfolio of holiday cottages in a stunning Cumbrian location

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Sunderland 1.1 miles | Bothel 2.1 miles | Aspatria Rail Station 5.0 miles | Cockermouth 6.9 miles  
Wigton 10.5 miles | Keswick 13.3 miles | Carlisle 20.7miles | M6 Junction 42 22.4 miles





## Accommodation in Brief

### **Main House**

Vestibule | Reception Hall | Sitting Room | Kitchen | Dining Room | Conservatory  
Study | Utility Room WC | Principal Bedroom with En-suite Shower Room  
Guest Bedroom with En-suite Shower Room  
Three Further Bedrooms | Family Bathroom

### **Externally**

Adjoining Double Garage | Detached Open Fronted Garage | Stables & Store  
Gardens | Patio | Orchard | Vegetable Patch  
Greenhouse | Paddock | Manège

### **The Saplings Cottage 1**

Sitting Room | Kitchen | Two Bedrooms | Bathroom | Garden

### **The Saplings Cottage 2**

Sitting Room | Kitchen | Two Bedrooms | Shower Room | Garden

### **The Saplings Cottage 3**

Sitting Room | Kitchen | Two Bedrooms | Bathroom | Garden







## The Property

Threapland Moss is a beautiful and substantial country house set in wonderful private gardens and grounds with a portfolio of three successful holiday let cottages and equestrian facilities, extending in all to around 1.79 acres. The property currently operates as a superb lifestyle and business opportunity with the impressive main house as a gorgeous private family home and the cottages delivering an income stream as established self-catering accommodation. The cottages can also be used for residential purposes. The stunning location offers a wealth of opportunities to explore the surroundings and has proved hugely popular with visitors seeking a peaceful escape.

The glorious setting just outside the northern edge of the Lake District National Park is an idyllic spot from which to explore the magnificent Lake District National Park, a designated UNESCO World Heritage Site. There are splendid views of Skiddaw from the gateway of the property. The Solway Coast AONB is also close by and a short drive north leads to the Scottish Borders. The property is within easy reach of Cumbrian towns and villages including popular Keswick in the heart of the Lakes.



## Main House

The stunning five bedroom house is beautifully presented both internally and externally. The traditional Lakeland appearance gives way to spacious and elegant accommodation that blends character touches with contemporary finishes and high quality fixtures and fittings. Modern luxuries include underfloor heating throughout provided by a ground source heat pump.

The vestibule leads to the welcoming reception hall with access to the principal accommodation. The grand triple aspect sitting room has striking exposed ceiling beams, a feature fireplace with woodburning stove to one side and French doors that open to the patio and gardens beyond. The kitchen is fitted with a fine range of cabinetry with Corian worksurfaces, stylish underlighting and quality integrated appliances, along with a folding television. There is ample space for a table and chairs for casual dining. The kitchen is further served by a walk-in larder and an adjacent utility room with additional sink, storage and space for a washing machine. There is external access and a useful separate WC. The dining room provides more formal entertaining space and is filled with light from full height glazing with French doors that flows through to the conservatory. The conservatory is a wonderful spot to relax and take in the surroundings. A study completes the ground floor accommodation.

There are five bedrooms arranged across the first floor, all finished to an exceptional standard. The principal bedroom features extensive fitted wardrobes and a lovely en-suite shower room. The guest bedroom also benefits from an en-suite shower room, whilst the remaining bedrooms are served by the family bathroom. The fully tiled bathroom has a stunning contemporary suite comprising bath, separate walk-in shower, wash hand basin and WC.

Threapland Moss is situated within extensive gardens and grounds. The landscaped gardens include a large rear patio that faces south to capture the sun throughout the day and at all times of the year. To one side is a productive orchard, and there is also a vegetable patch and greenhouse for the keen gardener. Stretching away to the south is the well-maintained paddock. The paddock is level and well-fenced, with a manège positioned to the far corner. The paddock is complemented by a stable block with two stables and a store. The stable block has power, lighting and water.

The property is approached onto a generous parking and turning area with plenty of parking space to serve the whole set up. A double garage adjoins the main house and there is also a detached open fronted garage.







## The Saplings Holiday Cottages

Three attractive cottages provide an established and successful income stream, and interested parties may wish to explore this outstanding lifestyle and business opportunity. The cottages can also be used as residential properties. All three are finished to the same exacting standards found in the main house to provide a luxurious holiday break in peace and tranquility.

Each cottage is laid out across a single floor, catering to all levels of mobility. The accommodation for each cottage includes a large dual aspect sitting room, fully-stocked kitchen and two bedrooms. Two of the cottages have bathrooms, whilst the other cottage has a shower room. The cottages have their own small gardens.









## Local Information

Threapland Moss is nestled in a private position just on the edge of the Lake District National Park and close to the villages of Bothel and Sunderland. The surrounding area is ideal for outdoor pursuits including walking, mountain climbing and rambling together with sailing and other water sports on nearby Bassenthwaite Lake. A short drive to the north is the Solway Coast AONB, a popular tourist attraction with an abundance of wildlife and some popular golf courses. The market town of Cockermouth provides everyday amenities with a wide range of shops, supermarkets, chemists, hospital and dental surgeries, sports centre and many restaurants and pubs. Carlisle provides further comprehensive cultural, recreational and shopping facilities. There is a choice of popular primary schools in the area, including Bothel primary school. For secondary schooling there is a highly-regarded school in Cockermouth with Keswick and Wigton also close by.

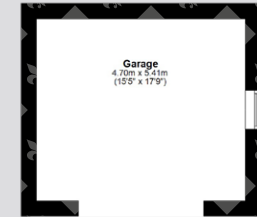
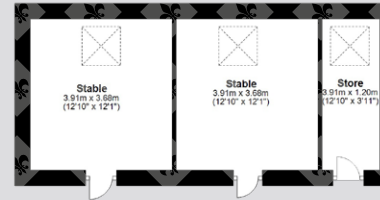
For the commuter, the A595 provides easy access to Carlisle and onwards to M6 for links to the north and south. The rail station at Aspatria links to Carlisle and provides regular services to major UK cities north and south and also services east to Newcastle.

# Floor Plans

House total area: approx. 240.8 sq. metres (2593 sq. feet)

Cottages total area: approx. 170.5 sq. metres (1836 sq. feet)

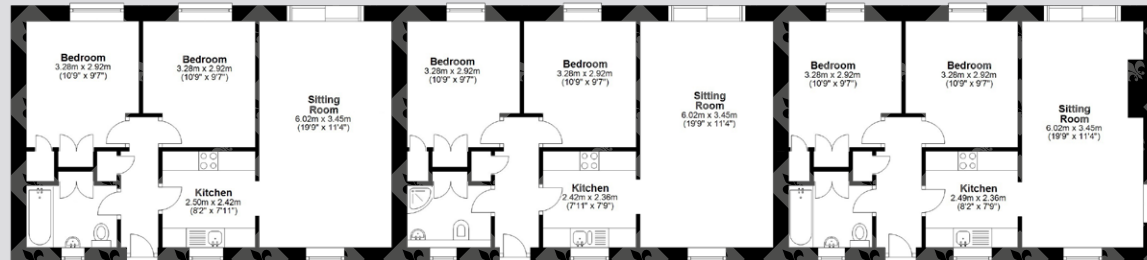
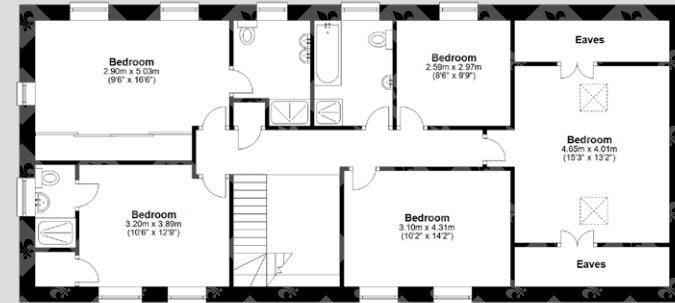
## Outbuildings



Main House Ground Floor



Main House First Floor



Cottages

## Directions

From Bothel head south west on the A595. Continue for 1.2 miles then turn left signposted Sunderland. Follow this road for 0.8 miles then turn right through a stone-pillared gateway onto a long driveway. Follow the driveway for 0.1 miles to reach the property.

Google Maps

what3words



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## 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 and water. Drainage to septic tank. Ground source heat pump underfloor heating and solar roof panels for main house. Digitally controlled electric heaters in cottages. Fibre broadband to the premises (FTTP) available to all properties.

### Postcode

CA7 2JW

### Council Tax

House - Band C

1 The Saplings - Business Rated

2 The Saplings - Business Rated

3 The Saplings - Band B

### EPC

Rating D

### Tenure

Freehold

## Viewings Strictly by Appointment

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