PFK

Low Greendale, Wasdale Head, Seascale, Cumbria CA20 1EU

Offers In Excess Of: £750,000

LOCATION

The valley of Wasdale stretches for over 10 miles from Wasdale Head down to the hamlet of Santon Bridge, and is home to England's highest mountain, Scafell Pike, and deepest lake, Wastwater. The valley is incredibly beautiful, with fields and meadows interspersed with ancient oak woodlands leading up to Wastwater and surrounded with the backdrop of impressive hills and mountains including Scafell Pike and Great Gable with other less challenging summits such as Kirk Fell and Yewbarrow.

PROPERTY DESCRIPTION

A newly renovated 4/5 bedroom detached home nestled in the stunning Wasdale valley in the Lake District National Park, with the Screes as it's backdrop and just a short walk to the beautiful Wastwater, with the Wainwright fells of Buckbarrow and Middle Fell being literally on the doorstep to the rear of the property and a delightful low level walk with stunning views taking you to Nether Wasdale with its 2 pubs. Surrounded by 3 acres (approx.) of grazing land, which is included in the sale, Low Greendale also features a small adjoining barn conversion, recently renovated to an excellent standard by the present owners and now trading as a boutique holiday cottage.

Low Greendale presents an exciting opportunity for both families and buyers looking to relocate to the Lake District, with the main house offering well appointed and flexible living accommodation. Briefly comprising spacious L-shaped lounge/diner, kitchen, large utility room, home office/bedroom 5, spacious sun room and rear porch to the ground floor. To the first floor there is a contemporary family shower room and 4 double bedrooms, all of which enjoy a delightful aspect with views towards The Screes, Scafell Pike and surrounding countryside. The master also benefits from a spacious en suite bathroom. The adjoining studio annex, Little Greendale, is currently utilised alongside the main house as a successful holiday cottage, and could also be perfect for a dependent relative having its own separate entrance and large enclosed lawned garden. The property itself offers an open plan lounge/kitchen/bedroom and a modern 3 piece bathroom. All fittings and contents throughout the house and annex are available to purchase by separate negotiation if required.

Externally, the property boasts off road parking to the side for up to 3 cars, there is a delightful enclosed garden to the rear with several seating areas and access to a boiler room. Also included within the sale are 3 acres of surrounding grazing land.

It is rare to encounter such an opportunity in this location, let alone one introduced to the market, with Low Greendale also having just undergone a comprehensive renovation throughout and being sold together with a delightful studio annex to provide an additional income stream immediately and circa 3 acres of surrounding land. Strong levels of interest are expected in the property, an early inspection is therefore essential in order to avoid disappointment.

GROUND FLOOR

L-Shaped Lounge Diner

The property is approached via a uPVC front door opening into the lounge dining room with two front aspect windows providing open views towards Scafell Pike. Coving to ceiling. The dining area has laminate flooring and radiator. Opening into a spacious lounge with dual aspect windows to the front and rear elevations. Exposed ceiling timbers, radiator and glazed wooden doors leading into a large sunroom.

Home Office / Bedroom 5

A spacious room with coving to ceiling and radiator.

Sun Room

A triple aspect room with side, front and rear elevation windows providing open countryside views and views towards the Screes and Buckbarrow. uPVC door opening onto the rear gardens, two velux rooflights, tiled flooring and programmable electric wall heater.

Kitchen

Fitted with a range of matching wooden wall and base units with complementary roll-edged work surfacing incorporating ceramic sink and drainer. Integrated eyelevel double electric oven and electric hob. Space for dishwasher. Radiator, coving to ceiling, downlighting, door to rear porch.

Rear Porch

With tiled flooring, underfloor heating for drying boots and coats, windows and uPVC door leading out to the rear garden.

Utility Room

Fitted with wooden base units and complementary work surfacing. Space for a large fridge freezer, plumbing and space for washing machine. Understairs storage cupboard and rear aspect window.

FIRST FLOOR

Split Level Landing

Stairs up to split level landing with window and doors to two bedrooms and family shower room. The landing has stairs leading to a spacious, fully boarded attic with lighting.

Bedroom 1

A double bedroom with window offering open fell views. Coving to ceiling, radiator.

Family Shower Room

Recently refitted with a modern three piece suite comprising large walk-in shower cubicle, with panelled walls and rainfall shower, concealed cistern WC and wash hand basin in vanity unit. Matching dresser, downlighting, laminate flooring, radiator with additional chrome laddered radiator and rear aspect window with views over the rear garden towards the fells beyond.

Bedroom 2

A spacious double bedroom with open fell views, coving to ceiling and radiator.

Inner Hallway

Providing access to two further bedrooms.

Bedroom 3

A double bedroom with open fell views, coving to ceiling and radiator.

Principal Bedroom

A large double bedroom with open fell views, loft access, coving to ceiling, radiator and door to en suite.

En Suite Bathroom

Fitted with a modern four piece suite comprising panelled bath with mixer tap, corner shower cubicle with mains shower, concealed cistern WC and wash hand basin set on a vanity unit. Radiator with additional chrome laddered radiator, part panelling to walls, downlighting, laminate flooring and window with views over the rear garden to the fells beyond.

EXTERNALLY

Parking and Gardens

To the side of the property is off-road parking for 3 to 4 vehicles and access to the rear garden. The rear garden is enclosed with stonewalling and is landscaped for ease of maintenance with a mixture of flowers, shrubbery and borders, as well as several paved patio areas. The rear garden also provides access to the boiler room with newly fitted oil fired boiler, hot water cylinder, water filtration system and water tank. There are a further three acres (approximately) of grazing land surrounding the property, in excellent order and enclosed by stonewalling.

LITTLE GREENDALE - ANNEX

Open Plan Lounge / Kitchen / Bedroom

Acessed via a uPVC part-glazed door. Part-sloped ceiling with velux rooflights providing a light and airy feel. Laminate flooring throughout, downlighting. The kitchen is newly fitted with a range of matching wooden wall and base units with complementary work surfacing. Space for cooker and microwave. Ceramic sink and drainer unit. Space for small dining table and chairs. Door to bathroom.

Bathroom

Fitted with a modern three piece suite comprising panelled bath, low level WC and wash hand basin set on vanity unit. Panelled walls, laminate flooring, downlighting and chrome laddered radiator.

Parking and Garden

On-road parking available to the front. Enclosed lawned garden.

ADDITIONAL INFORMATION

Referrals and Other Payments

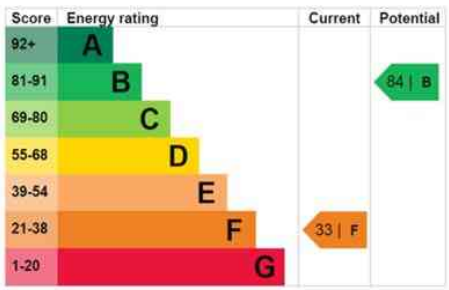
PFK work with preferred providers for the delivery of certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee: Napthens, Bendles LLP, Scott Duff & Co Property Lawyers/Conveyancing Service - completion of a sale or purchase, PFK will receive a referral fee of £120 to £180 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances, PFK will receive a referral fee - the average fee earned in 2021 was £233.44; Patrick James Solutions - PFK will receive a fee of £150 per mortgage referral; ETSOS/EPC and Floorplan Providers - EPC and floorplan £66.00, EPC only £24.00, floorplan only £6.00. Mitchells Co Ltd will pay PFK £50 for each property contents referral successfully processed (worth £300 or more in revenue) together with a 5% introduction commission on the hammer price of any goods sold by Mitchells from that referral. All figures quoted are inclusive of VAT.

SALE DETAILS

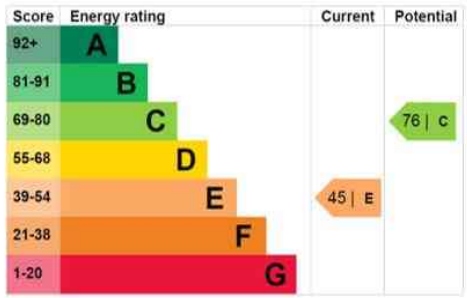
Services: Mains electricity. Private water supply. Septic tank drainage. Oil-fired central heating. Newly installed double glazing installed throughout (guaranteed until April 2031). Telephone and broadband connections installed subject to BT regulations. Please note the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order. 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.

Viewing: Through our Cockermouth office, 01900 826205.

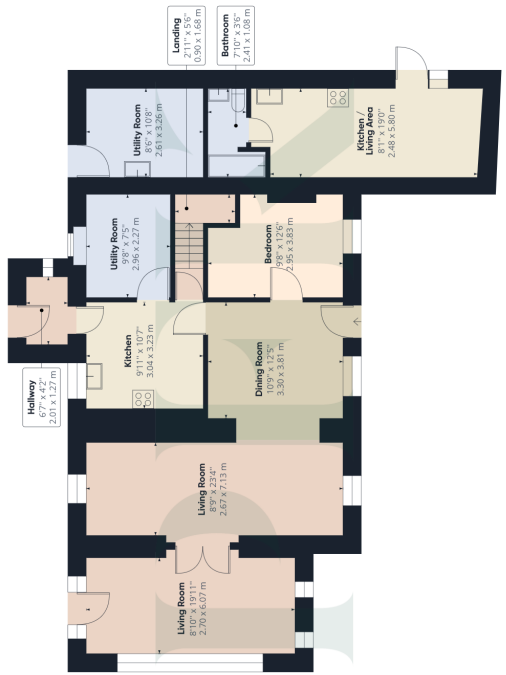
Directions: From Whitehaven, travel south on the A595 following signs for Gosforth, and after 11 miles turn left into the village, proceed through the village following signs for Wasdale. Continue to follow signs for Wasdale and after approx. 5 miles you find the property set back from the road on the left hand side before you reach Wastwater. Parking is in the car park across the road from the property.



LOW GREENSIDE – MAIN HOUSE



LITTLE GREENSIDE - ANNEXE



68, Main Street, Cockermouth, CA13 9LU 01900 826205 cockermouth@pfk.co.uk

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