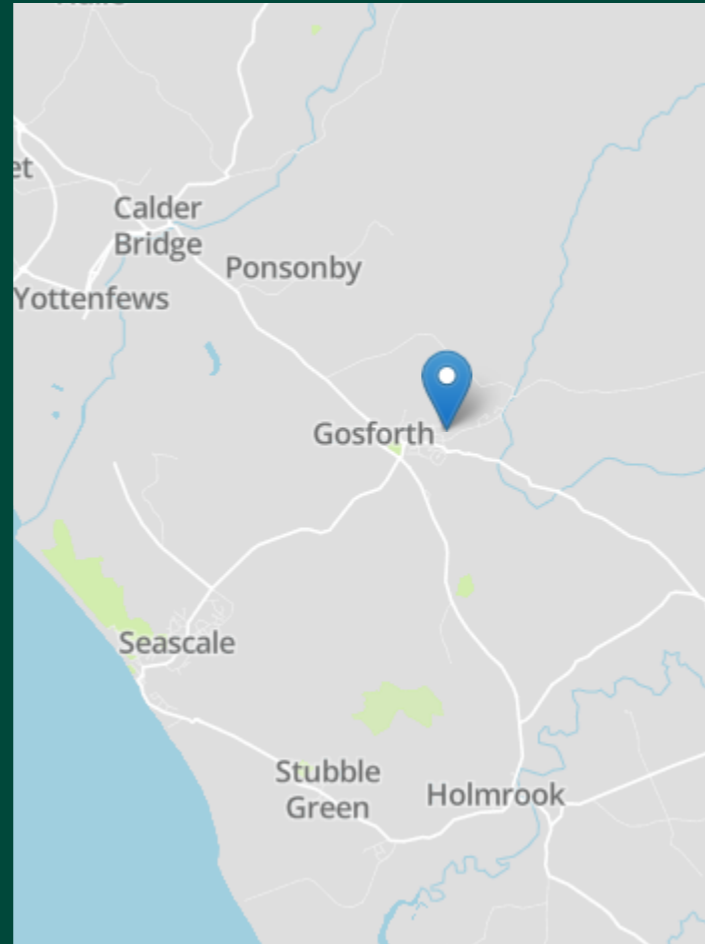


| Energy Efficiency Rating | |
|---|-----------|
| Current | Potential |
| Very energy efficient - lower running costs | |
| (92+) A | 78 |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not energy efficient - higher running costs | |
| 47 | |
| England, Scotland & Wales | |
| EU Directive 2002/91/EC | |



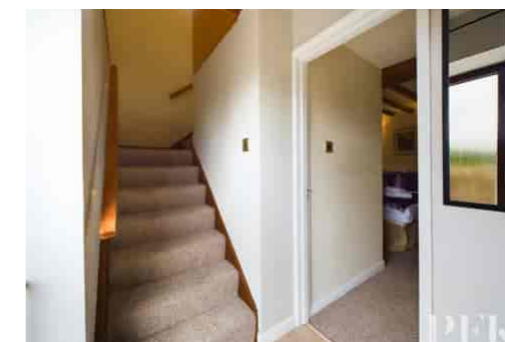
Approximate total area*

694 ft²
64.48 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Pine Lodge, Gosforth, Seascale, Cumbria, CA20 1AZ

- 2 bed end mews barn conversion
- Offroad parking for 2 cars
- Currently tenanted
- EPC rating E
- Reverse style living accommodation
- Set in pretty Lakeland village of Gosforth
- Tenure: freehold
- Open plan living/dining/kitchen
- Perfect holiday let or second home
- Council Tax: Band C

Penrith Farmers' & Kidd's plc for themselves and for the vendor of this property whose agents they are given notice that:

- 1: The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract;
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LOCATION

The popular village of Gosforth is situated within the Lake District National Park, a short distance from the coast and beaches of Seascale and gateway to the beautiful valleys of Wasdale and Eskdale. Gosforth has a good range of amenities including shops, restaurants and a primary school, and is conveniently placed for commuting to the major local employment centres of the area. Seascale is some 2 miles away with an excellent range of amenities including school, GP and pharmacy and has the fantastic advantage of a railway station on the Cumbrian coastal line which connects with the west coast main line.

PROPERTY DESCRIPTION

This charming 2 bed end mews barn conversion occupies a prime position in the picturesque Lakeland village of Gosforth, just a short walk from local amenities. With its current status as a let property, it presents an excellent investment opportunity, equally suited to the holiday letting market or as a perfect second home. Situated close to the stunning Wasdale valley, this property offers the ideal blend of rural tranquility and convenient access to some of the Lake District's most beautiful landscapes.

The unique, reverse style configuration of the accommodation features two ground floor bedrooms, both of which include ensuite bathrooms. The first floor boasts a lovely open plan lounge, dining and kitchen area, highlighted by a beautiful apex beam that adds character and charm. Additional benefits include two offoad parking spaces, making it both practical and appealing.

Viewing is highly recommended to fully appreciate all that this delightful property has to offer.

ACCOMMODATION

Hallway

Accessed via traditional wooden entrance door. With stairs to the first floor, radiator and doors to the bedrooms.

Bedroom 1

A front aspect double bedroom with exposed ceiling timbers, radiator and door to ensuite.

Ensuite Bathroom

1.91m x 2.07m (6' 3" x 6' 9") Fitted with a four piece suite comprising panelled bath with shower attachment over, bidet, wash hand basin and low level WC. Part tiled walls, window and ladder radiator.

Bedroom 2

2.64m x 3.44m (8' 8" x 11' 3") A rear aspect bedroom with exposed ceiling timbers, fitted wardrobes and door to a small ensuite.

Ensuite Bathroom 2

A recently refitted three piece suite comprising concealed cistern WC, panelled bath with shower attachment over and wash hand basin. PVC panelled walls, extractor fan, laddered radiator and downlights.

FIRST FLOOR

Open Plan Living/Dining/Kitchen

5.19m x 6.71m (17' 0" x 22' 0") With ample space for a seating area to the front and small dining table, with an attractive LPG wood burning stove, radiator, triple aspect windows and wood effect flooring running throughout. The kitchen area is fitted with matching wall and base units with complementary work surfacing and matching splashbacks, incorporating stainless steel sink and drainer unit with mixer tap. Electric oven with hob and extractor over, plumbing for washing machine.

EXTERNALLY

With allocated parking to the front.

ADDITIONAL INFORMATION

Lodge Letting Income

Further details of income for Pine Lodge would be available on request to interested parties only, by contacting Cockermouth office.

Personal Interest Declaration

Estate Agency Act 1979. Please be advised the seller is related to an employee of PFK estate Agents.

Referral & Other Payments

PFK work with preferred providers for 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 LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances - average referral fee earned in 2023 was £222.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

SALE DETAILS

Services: Mains electricity and drainage, private water supply. The heating is provided by biomass boiler (RHI income generated available on request) and double glazing is installed throughout. Solar panels fitted (details of income generated, available to interested parties). Please note - the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

Viewing: Through our Cockermouth office, 01900 826205.

Directions: The property can be located using the postcode CA20 1AZ and identified by a PFK 'For Sale' board. Alternatively by using What3Words///jazz.merge.puzzled

