

PFK

Whitecroft House, Black Ling, Egremont, Cumbria CA22 2UB

Guide Price: £800,000





LOCATION

The property enjoys a semi-rural location equidistant to Egremont and St Bees; both offer a good range of local amenities including shops, leisure facilities and highly regarded schools. The property is located within easy commute of the area's major local employment centres and the delights of the Lake District National Park are also within easy reach.

PROPERTY DESCRIPTION

A fine, detached residence occupying a prime location equidistant to the villages of St Bees and Beckermeth and offering the perfect equestrian set up, standing in approx.10 acre (4.05 hectares) grounds including formal gardens, stable block with hardstanding, post and rail paddocks and riding arena.

Whitecroft House is situated in a tranquil setting along a private driveway, encompassed by landscaped gardens and its own pastureland, against a beautiful backdrop of fells, yet completely accessible to nearby towns, employment centres and well regarded schools.

The property itself is a traditional, extended farmhouse which has been meticulously maintained by the present owners with accommodation extending to around 2840sq.ft. (264sq.mtrs.) and arranged over two floors. Briefly comprising entrance vestibule, formal entrance hallway, lounge, dining room, study, dining kitchen, utility room and WC to the ground floor. To the first floor there is an impressive principal suite with large bedroom, dressing room and en-suite bathroom, with further storage room leading off from the bathroom. There are two further double bedrooms and a family bathroom on this level.

A large, integral double garage adjoins the property with a room above providing excellent scope for conversion to an annexe or ancillary accommodation if required, and subject to the necessary planning permission being obtained.

Externally, there are formal gardens to the front and side of the property, including a recently laid patio area - perfect for al-fresco dining, and exceptionally well maintained equestrian complex offering riding arena, approx. 10 acres (4.05 hectares) of pastureland - divided into several paddocks to allow for year round turnout, immaculate stable yard with separate vehicular access leading to a hardstanding area for horsebox parking etc, and stable block with 5 loose boxes (one of which is used as a hay store and another a secure tack room).

Opportunities of this nature are rarely introduced to the open market, viewing is essential.

ACCOMMODATION

Entrance Vestibule

Accessed via glazed uPVC front entrance door with glazed side panels. Feature tiled floor and glazed, wooden inner door to:-

Formal Entrance Hallway

An attractive, welcoming hallway with feature open archway and glazed, double doors to the lounge. Useful understairs storage cupboard, two radiators, recessed shelving and staircase to first floor accommodation.

Lounge

7.28m x 4.43m (23' 11" x 14' 6") A formal, dual aspect, reception room with windows to front and side elevations. Coving to ceiling, radiator and gas fire set in contemporary surround with contrasting hearth and back plate.

Dining Room

2.35m x 4.03m (7' 9" x 13' 3") A bright and spacious, dining/second reception room with arched access and window to front elevation overlooking the garden. Coving to ceiling and radiator.

Study

3.49m x 3.56m (11' 5" x 11' 8") Coving to ceiling, front aspect window and radiator.

Dining Kitchen

3.21m x 5.12m (10' 6" x 16' 10") A side aspect kitchen overlooking the patio area. Range of matching wall and base units, complementary work surfacing, tiled splash backs, stainless steel sink/drainage unit, Range style cooker and space/plumbing for under counter dishwasher and fridge. Coving to ceiling, down lights, radiator and tiled floor. Space for dining table and chairs and access to:-

Inner Hallway

With large storage cupboard, radiator and uPVC door providing access to the garden. Access to utility room and to WC.

WC

1.38m x 0.81m (4' 6" x 2' 8") Fitted with concealed cistern WC and small wash hand basin set on vanity unit. Coving to ceiling and tiled floor.

Utility Room

3.32m x 1.83m (10' 11" x 6' 0") Providing base units with roll edge work surfacing over incorporating stainless steel sink/drainage unit. Tiled splash back, space/plumbing for washing machine and tumble dryer, tiled floor and double doors to the integral garage.

FIRST FLOOR

Landing

With window at half stair and landing level. The main landing is spacious and provides access to all first floor accommodation. Radiator.

Family Bathroom

3.15m x 1.89m (10' 4" x 6' 2") Partly tiled and having obscured window, radiator, large storage cupboard and three piece suite comprising panelled bath, low level WC and wash hand basin.

Principal Bedroom Suite

Large Double Bedroom

3.69m x 4.43m (12' 1" x 14' 6") A dual aspect room with windows to front and side elevations offering delightful, open view toward the fells. Coving to ceiling and radiator.

Dressing Room

3.47m x 4.39m (11' 5" x 14' 5") This space could easily be converted to provide a fourth bedroom if preferred. Window to side elevation, built in wardrobes to one wall and matching dresser and drawers. Access to:-

En Suite Bathroom

1.65m x 3.67m (5' 5" x 12' 0") Partly tiled and fitted with five piece suite comprising panelled bath, shower cubicle fitted with electric shower, concealed cistern WC, bidet and wash hand basin set on vanity unit. Velux roof light, down lights and chrome laddered radiator. Access into:-

Storage Room

2.85m x 2.92m (9' 4" x 9' 7") with some restricted head height. Provides useful under eaves storage space.

Bedroom 2

3.64m x 2.81m (11' 11" x 9' 3") A large, front aspect, double bedroom with open view. Coving to ceiling and radiator.

Bedroom 3

3.39m x 3.85m (11' 1" x 12' 8") Another large, double bedroom. Coving to ceiling, window to front aspect, radiator and built in storage cupboard.

EXTERNALLY

Private Driveway

A private driveway from the road provides access to a parking area for several cars and leads to:-

Large, Double Integral Garage/Workshop

Front Space

4.72m x 4.97m (15' 6" x 16' 4") With electric roller door, power and light.

Rear Space

3.54m x 3.57m (11' 7" x 11' 9") Currently utilised as a workshop. Stairs lead up to:-

Second Floor Space

4.05m x 6.26m (13' 3" x 20' 6") with some restricted head height. Could be utilised as a home office, hobby room etc or, subject to necessary consents, offers potential to be incorporated within the whole garage area for conversion into an annexe to provide ancillary accommodation if required.

Gardens

Delightful formal gardens lie to the front of the property with boundary sandstone walling, large section of lawn, mature trees and hedging, floral borders and decorative stoned areas. Steps lead up to a beautifully re-laid patio area which has been elevated to take in the open aspect to the front and side overlooking the property's pasture land - a fabulous outdoor dining and seating space.

Land

The property's land extends to approx. 10 acres (4.05 hectares) in total and provides a perfect equestrian set up. The land has been divided into several post and rail paddocks with a separate riding arena. There is also the fantastic advantage of hardstanding stable yard and five-box stable block.

Stable Yard

With the benefit of independent access from the roadside. Large area of hardstanding suitable for parking horsebox etc.

Stables

The stables provide five loose boxes measuring:-

3.52m x 3.56m (11' 7" x 11' 8")

3.03m x 3.55m (9' 11" x 11' 8")

4.19m x 3.49m (13' 9" x 11' 5")

3.54m x 3.43m (11' 7" x 11' 3")

1.87m x 3.55m (6' 2" x 11' 8")

One of these is currently utilised for hay storage with another used as a secure, tack room.

ADDITIONAL INFORMATION

Tenure

Freehold.

Septic Tank

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.

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, Bendles LLP, Scott Duff & Co Property Lawyers/Conveyancing Service - completion of sale or purchase - £120 to £180 per transaction; Pollard & Scott/Independent Mortgage Advisors - arrangement of mortgage & other products/insurances - average referral fee earned in 2022 was £260.48; 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

Mains gas, electricity & water; septic tank drainage; gas central heating; double glazing installed throughout; telephone & 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.

Viewing: Through our Cockermouth office, 01900 826205.

Directions: Whitecroft House can be located using the postcode CA22 2UB and identified by a PFK 'For Sale' board. Alternatively by using [What3Words///sunshine.dishes.flamingo](https://www.what3words.com/sunshine.dishes.flamingo)



