

PFK

White Syke, Wasdale, Seascale, Cumbria CA20 1ET

Guide Price: £495,000





PEK

LOCATION

The valley of Wasdale stretches over seven miles from Wasdale Head down to Nether Wasdale. It is home to England's highest mountain, Scafell Pike, and deepest lake, Wastwater. Nearby Gosforth has shops, an excellent nursery and primary school. There are more comprehensive amenities available in Seascale, including rail links to Carlisle and Lancaster. and the interesting town of Whitehaven is some 15 miles away with Cockermouth, the birthplace of Wordsworth, a little further afield.

PROPERTY DESCRIPTION

A simply stunning detached cottage occupying an idyllic position within the beautiful Lakeland valley of Wasdale amid some of Lakeland's finest scenery. The cottage, which is believed to date back to the 18th century, is of traditional construction and has been beautifully extended and restored to an exceptionally high standard by the present owners (fully refurbished in 2019), to create a truly delightful home with the perfect blend of contemporary styling, character and high end fixtures and fittings deserved.

Currently trading as a very successful holiday cottage, the property boasts a fabulous setting at the edge of Nether Wasdale and is a perfect base from which to explore the delights of western Lake District, the cottage being equally suited to buyers looking to relocate or for a permanent home in the area being completely turn key ready. With the option to buy fully furnished, subject to negotiation, and in brief comprising a stunning open plan living/dining area with attractive wood burning stove and fine views to the front, opening into a high end contemporary kitchen with Siemens appliances, a recently added utility/boot room with cosy bench and Belfast sink, and a luxury wet room to the ground floor. A solid oak staircase from the living room leads up to the first floor landing, where there are 2 good sized bedrooms with exposed ceiling timbers and cleverly designed four piece bathroom with luxurious double ended bath and 3 skylights.

The cottage occupies a generous half acre plot (approx), and boasts offroad parking for several cars, in addition to lawned gardens which surround the property and create a perfect setting for families and children.

Opportunities of this nature within the Lake District National Park are extremely rare and an early inspection is therefore strongly recommended.

ACCOMMODATION

Rear Lobby

Accessed via a glazed UPVC door (to the rear of the property). With a glazed door giving access into the open plan kitchen/dining lounge area.

Utility Room

2.61m x 4.04m (8' 7" x 13' 3") Recently added by the current owners and includes a part sloping ceiling with two Velux rooflights, and dual aspect windows enjoying views over the Lakeland fells. A generous utility room, fitted with base and full height units with complementary granite work surfacing, incorporating Belfast sink with central mixer tap and integrated washing machine. Fitted shelving unit with attractive window seat, Honister slate tiled flooring and door giving access into the wet room.

Wet Room

1.54m x 2.01m (5' 1" x 6' 7") Fitted with a contemporary, white three piece suite comprising mains shower with glass shower screen and quadrant tiled splashback, low level WC and wash hand basin set on a floating vanity unit. Extractor fan, laddered radiator, obscured window and feature, Victorian style tiled flooring.

Kitchen/Dining/Living Area

5.8m x 6.14m (19' 0" x 20' 2") A large open plan area, which can also be accessed via a part glazed UPVC door to the front of the property. Flooded with natural light from three windows to the rear and a further two windows to the front with exposed wood lintels and enjoying superb views towards the Lake District fells. The living dining area has an attractive wood burning stove with slate mantel over, ample space for a large dining table and chairs, Honister slate tiled flooring and a solid oak staircase leading to the first floor.

The stylish kitchen is fitted with a range of base and full height units with matching breakfast bar and complementary granite work surfacing, incorporating twin bowl Belfast sink with central mixer tap and tiled splashbacks. High quality integrated appliances include LPG hob with splashback and extractor over, dishwasher, fridge freezer and eye level, double Siemens electric oven, inset ceiling spotlights and Honister slate tiled flooring.

FIRST FLOOR LANDING

A split level, oak staircase with window at half landing level with fitted electronic blind leads up to the first floor landing with doors giving access to first floor rooms.

Bedroom 1

3.23m x 3.62m (10' 7" x 11' 11") Double bedroom with part sloped ceiling with exposed roof timbers, and large Velux rooflight, Victorian style radiator and front aspect window with fitted electronic blind enjoying views towards the fells.

Bedroom 2

2.18m x 3.6m (7' 2" x 11' 10") A front aspect double bedroom with part sloped ceiling, exposed timbers and large Velux rooflight, Victorian style radiator and front aspect window with fitted electronic blind enjoying fell views.

Bathroom

The bathroom has been cleverly configured to make the most of the space and provides a bit of luxury after a hard day of walking in the fells. Fitted with a contemporary, white four piece suite comprising freestanding bath with floor mounted mixer tap with hand held attachment, large walk in tiled shower cubicle with mains shower and concertina door, wash hand basin and concealed cistern WC. Part sloped ceiling with exposed timbers, downlights and three Velux rooflights, part wood panelled walls with recessed shelving, Victorian style radiator and feature Victorian style tiled flooring.

EXTERNALLY

Gardens and Parking

The property occupies a very generous area of approx. 0.5 acres with a gated access and cattle grid leading into the large plot. Mainly lawed and bordered by woodland, there is an attractive seating area to the front providing some of the best views from the property towards the western Lakeland fells with a chipped area lying to the side which provides offroad parking for multiple vehicles.

ADDITIONAL INFORMATION

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.

Tenure & EPC

The tenure is freehold.
The EPC rating is F.

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 electricity, water and septic tank drainage. LPG central heating and double glazing installed throughout with underfloor heating to the ground floor with Hive controlled thermostats. Telephone line installed subject to BT regulations. 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: From Whitehaven travel south on the A595 coast road for approximately 12 miles, taking the left turn where signposted for Gosforth. Carry on through the village, keeping to the left where the road forks to Wasdale and after approximately 4 miles, turn right at the signpost for Nether Wasdale. Shortly before arriving in Nether Wasdale there will be a junction with a sharp turn to the left. Whitesyke is set back from the road, with the gate leading up to the property on the bend.

Alternatively the property can be located by using [What3Words///vision.goose.exams](https://www.what3words.com/vision.goose.exams)



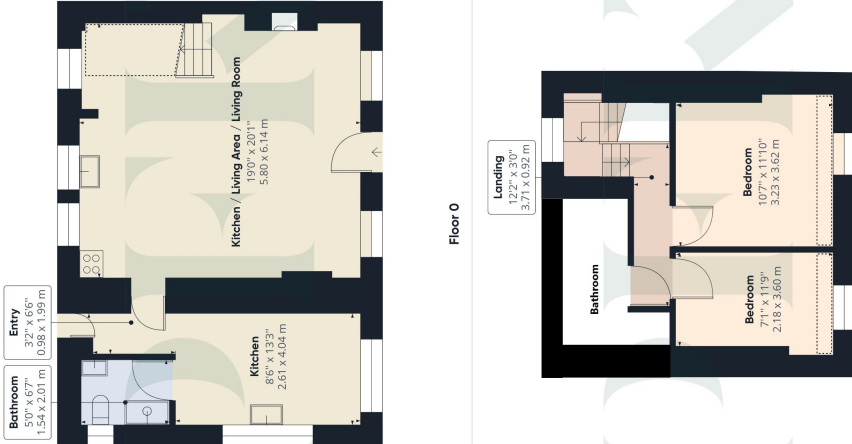


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	29	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Approximate total area⁽¹⁾
825.49 ft²
76.69 m²

Reduced headroom
46.29 ft²
4.30 m²



(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

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

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