

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		76
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	45	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



## PFK

Approximate total area\*

973.06 ft<sup>2</sup>  
90.4 m<sup>2</sup>

(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



## 8 Denton Park, Gosforth, Seascale, Cumbria, CA20 1BG

- 3 bed detached bungalow
- Perfect for relocation
- Council Tax: Band D
- Requires full refurbishment
- Garage, parking & gardens
- Tenure: freehold
- Popular Lakeland setting
- No forward chain
- EPC rating E

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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

Nestled in the picturesque village of Gosforth within the Lake District National Park, this three bed detached bungalow presents an exceptional opportunity for those seeking a project to create a dream home. Requiring full refurbishment, the property is brimming with potential and is offered for sale with no chain. Ideally situated close to village amenities, nearby Seascale with sandy beach and the stunning Wasdale valley, providing breathtaking natural beauty right on the doorstep.

The accommodation comprises entrance hallway leading to a spacious lounge, kitchen, rear lobby, three well proportioned bedrooms and a four piece family bathroom. Externally, the bungalow benefits from gardens to both the front and rear, driveway parking to the front and an integral garage, providing convenient storage space or potential for further development subject to the necessary planning permissions.

With its prime location in the heart of the Lake District National Park and the opportunity to refurbish and personalise to your taste, this bungalow presents a rare and exciting opportunity for buyers looking to embrace rural living in one of the most beautiful parts of the country.

## ACCOMMODATION

### Entrance Hall

Accessed via part glazed UPVC front door with glazed side panels. Large storage cupboard, radiator, doors to all rooms, and hatch and drop down ladder giving access to the part boarded loft space providing scope for future conversion if required and subject to necessary permissions.

### Lounge

3.55m x 4.96m (11' 8" x 16' 3") A generous, front aspect reception room with two radiators and fireplace housing an open fire.

### Kitchen

4.55m x 2.33m (14' 11" x 7' 8") Fitted with a range of wall and base units with complementary work surfacing, incorporating stainless steel sink and drainer with tiled splashbacks. Space for freestanding appliances including cooker, undercounter washing machine and full height fridge freezer. Large storage cupboard, tiled flooring, radiator, rear aspect window overlooking the garden and glazed door into the rear lobby.

### Rear Lobby

With side aspect window, part glazed door leading out to the rear garden and door into the integral garage.

### Bedroom 1

3.06m x 2.94m (10' 0" x 9' 8") A rear aspect double bedroom with radiator and fitted wardrobes to one wall.

### Bedroom 2

3.02m x 4.03m (9' 11" x 13' 3") A front aspect double bedroom with radiator.

### Bedroom 3

2.49m x 3.03m (8' 2" x 9' 11") A front aspect, small double bedroom with radiator.

### Family Bathroom

2.28m x 1.97m (7' 6" x 6' 6") Fitted with a four piece suite comprising low level WC, wash hand basin, panelled bath and separate shower cubicle. Tiled walls, radiator and rear aspect obscured window.

## EXTERNALLY

### Gardens and Parking

The property occupies a large, private plot on the estate, with offroad parking on the driveway leading to the garage and an enclosed garden to the front. Side access leads to the substantial rear garden, laid mainly to lawn and bordered by mature hedging and trees. The gardens back on to open fields and provide a great space for outdoor dining and entertaining.

### Garage

2.80m x 5.03m (9' 2" x 16' 6") Integral garage with up and over door, power, lighting and an obscured rear aspect window. The garage offers great potential for future purchasers to extend the living accommodation if required, utilising this space to the side, subject to permissions.

## ADDITIONAL INFORMATION

### Central Heating

Although the property does not have a connection to the mains gas supply, we understand that mains gas is available in the street. The heating system currently in the property is oil fired, with the boiler located within a storage cupboard in the entrance hall, and the oil tank located in the garden. Please note we understand the boiler is currently not in working order.

### 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, water & drainage. Oil fired central heating and double glazing installed throughout. 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:** The property can be located using the postcode CA20 1BG, alternatively by using What3words///eyeliner.daydreams.streamers

