

PFK

Steel Bank House, Main Street, Frizington, Cumbria CA26 3PA

Guide Price: £265,000





PEK

LOCATION

Frizington is a small village situated approximately 4 miles west of Whitehaven on the edge of the Lake District National Park, conveniently placed for those finishing or setting out on the popular Coast to Coast walk or cycle route. The property is also ideally located within commutable distance to local employment centres, such as Sellafield with the village benefitting from local amenities including convenience store, school and bus routes. Due to the idyllic location, the property is only a short drive to the Lake District National Park where Wastwater, the deepest lake in England and Scafell Pike, the highest mountain in England can be found.

PROPERTY DESCRIPTION

A partly renovated 3/4 bed character property with large adjoining barn, boasting a quiet position tucked away off the Main Street in the popular village of Frizington and commanding far reaching countryside views.

Steel Bank House has undergone some extensive works by the present owners and is now presented for sale having been partly renovated and styled with some high quality fixtures and fittings. Boasting flexible and well appointed accommodation, the property is ideally suited to families or relocation, with the adjoining 2 storey barn providing endless possibilities for conversion to ancillary accommodation if required and subject to the usual planning consents. In brief comprising entrance porch, contemporary dining kitchen fitted with sleek matte handleless units and high end appliances, including a top of the range Quooker tap, stylish lounge with attractive wood burning stove and luxury four piece family bathroom with feature lighting and recessed TV to the ground floor. To the first floor there are 3 well proportioned bedrooms, with a further double bedroom located in the eaves on the second floor. There is direct access from the first floor of the house to the upper level of the barn where it would be possible to perhaps create a further bedroom or shower room for the main house if desired and subject to the relevant permissions being obtained.

Externally, there is offroad parking to the side of the property for multiple cars, double storey adjoining barn, suitable for a workshop space and office, or conversion (STPP) and a large lawned garden which backs on to open countryside creating a great setting for families.

Set in a most convenient yet quiet location, the property just requires some finishing touches to complete the renovations and offers even more potential to improve and add value. Viewing is essential in order to appreciate all the property has to offer.

ACCOMMODATION

Entrance Porch

2.37m x 1.28m (7' 9" x 4' 2") Accessed via wooden door. With front aspect window, herringbone effect flooring and solid oak door giving access into the kitchen.

Kitchen

Recently fitted with a range of high quality, matching wall and base units with complementary work surfacing and upstands, incorporating composite black sink and drainer unit with luxury Quooker boiling water tap. Integrated appliances include induction hob with built in extractor, eye level double oven and fridge freezer. The kitchen area offers a lovely sociable area with space for a large dining table and chairs, tiled flooring throughout, patio doors giving access out to the rear gardens and open access into the lounge.

Lounge

4.24m x 3.83m (13' 11" x 12' 7") A delightful reception room with decorative coving, exposed beam and large window. Attractive wood burning stove set in a black surround, radiator, tiled flooring and original wooden door giving access to the inner hallway.

Inner Hallway

With stairs to the first floor and a step up giving access into the family bathroom.

Family Bathroom

Fitted with a luxury four piece suite comprising concealed cistern WC, wash hand basin set on a floating vanity unit with wall mounted mixer tap, walk in shower cubicle with Acoustic panelling and rainfall shower, and freestanding bath with Acoustic wall panelling and splashback with wall mounted waterfall mixer tap. Integrated TV, vertical heated towel rail, feature floor lighting and obscured window.

FIRST FLOOR LANDING

With access into the upper floor of the adjoining barn, stairs up to the second floor attic bedroom, exposed stonework, and doors to first floor rooms.

Bedroom 1

4.22m x 2.27m (13' 10" x 7' 5") A recently replastered double bedroom with window.

Bedroom 2

3.05m x 2.85m (10' 0" x 9' 4") Double bedroom with window and radiator.

Bedroom 3

4.26m x 3.64m (14' 0" x 11' 11") A large double bedroom with radiator and dual aspect windows.

SECOND FLOOR

Attic Bedroom

4.28m x 4.98m (14' 1" x 16' 4") With pitched ceiling, exposed beams and Velux rooflight, this generous room provides a great space for a dependent relative or bedroom for an older child.

EXTERNALLY

Gardens and Parking

The property is accessed via a lane from the main street and is shared with a handful of neighbouring properties with the grounds of Steel Bank House providing a large driveway with offroad parking for multiple vehicles, together with a double storey adjoining barn. The property occupies an extensive plot with a delightful, fully enclosed lawned garden to the rear, enjoying attractive countryside views and providing a great place for families and children.

Adjoining Barn

Ground Floor - (12.64m x 5.4m (41' 6" x 17' 9") with a further office space beyond 4.1m x 4.66m (13' 5" x 15' 3").

The barn is double storey with part of the property accessed from the upper floor of the main house 3.09m x 3.38m (10' 2" x 11' 1") - 1st floor. providing an excellent space to convert and utilise as ancillary accommodation if required, subject to planning permission and the usual consents.

The owners had planned to create a utility room and further shower room in this space, should a buyer wish to continue. However the barn has been used for various commercial reasons in the past - home office, office space and provides a range of possibilities for future conversion subject to permission, to provide a self contained annexe or additional living accommodation.

ADDITIONAL INFORMATION

Tenure & EPC

The tenure is freehold.
The EPC rating is E.

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 : Naphthens 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

Mains gas, electricity, water and drainage. Gas central heating and double glazing installed throughout. 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.

Council Tax: Band C

Viewing: Through our Cockermouth office, 01900 826205.

Directions: Steel Bank House can be located using the postcode CA26 3PA and identified by a PFK For Sale board. Alternatively by using What3Words///forgives.crunchy.vines





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	