

PFK

Side Hill, Beck Place, Gosforth, Seascale, Cumbria CA20 1AT

Guide Price: £295,000





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LOCATION

The 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 the fantastic advantage of a railway station on the Cumbrian coastal line which connects with the west coast main line.

PROPERTY DESCRIPTION

A truly delightful three bedroom cottage occupying a prime position in the centre of the pretty Lakeland village of Gosforth, just a short walk to amenities and a perfect base from which to explore the beautiful Wasdale and Esk valleys.

Side Hill has been lovingly restored by the present owners to create a comfortable yet stylish property in a most sought after setting. In brief comprising spacious lounge with attractive multifuel stove and patio doors leading out to a fantastic entertaining space in the garden, contemporary dining kitchen, utility room and wet room to the ground floor. To the first floor there are 3 well appointed bedrooms and a modern family bathroom. It is perhaps the external space on offer which is the property's most discerning feature, benefiting from an off road parking space and garage. There are large gardens also to the rear, which incorporate a good section of lawn and a private patio area, a perfect setting for families and children.

A further area of land located just a short walk from the property and suitable for parking a motorhome or caravan, is also available by separate negotiation.

Side Hill presents a fantastic opportunity for the right buyer to acquire a pretty cottage in a fantastic village setting, and would suit young families, couples and those looking to relocate or retire to this beautiful part of the National Park. Viewing is strongly encouraged.

ACCOMMODATION

Kitchen/Diner

7.04m x 2.98m (23' 1" x 9' 9") (overall measurements) Accessed via a composite door with glazed insert leading directly into the light and airy, triple aspect kitchen/diner. The spacious dining area has ample space for dining table and chairs, recessed wood shelving and a solid oak staircase leading to the first floor. The dining area opens into a beautiful, modern kitchen, fitted with a range of wall, base and matching dresser units with complementary wood work surfacing and upstands, incorporating 1.5 bowl ceramic sink and drainer unit with mixer tap. Integrated dishwasher, space for Rangemaster cooker and large fridge freezer, glazed door into the lounge and further door giving access into the utility room.

Lounge

4.9m x 3.27m (16' 1" x 10' 9") A step up from the kitchen leads into a delightful and bright reception room with dual aspect windows and patio doors with glazed side panels giving access to the rear garden. Freestanding multifuel stove with contrasting backplate and hearth, inset ceiling spotlights.

Rear Porch/Utility Area

2.49m x 1.05m (8' 2" x 3' 5") Fitted base units with complementary work surfacing over, plumbing for washing machine, Belfast sink and wall mounted central heating boiler. Pantry storage cupboard, door giving access into the wetroom and part glazed composite door leading to the rear garden.

Wet Room

1.27m x 1.6m (4' 2" x 5' 3") Fitted with mains shower, close coupled WC and small, wall mounted wash hand basin, PVC panelled walls and downlights.

FIRST FLOOR LANDING

With doors giving access to all first floor rooms.

Bedroom 1 - Principal Bedroom

2.98m x 3.44m (9' 9" x 11' 3") Large front aspect double bedroom with radiator and fitted wardrobes.

Bedroom 2

2.91m x 3.0m (9' 7" x 9' 10") Rear aspect double bedroom with storage cupboard, radiator and enjoying views over the garden.

Bedroom 3

3.45m x 1.93m (11' 4" x 6' 4") Front aspect bedroom with storage cupboard and radiator.

Family Bathroom

1.74m x 2.36m (5' 9" x 7' 9") Fitted with three piece white suite comprising panelled bath with mains shower over and tiled splashbacks, wash hand basin set on vanity unit and low level WC, obscured rear aspect window and vertical heated chrome towel rail, wood effect flooring and downlights.

EXTERNALLY

Gardens and Parking

To the side of the property there is gated access into an offroad parking area with carport and gives access into the garage. The rear gardens have been beautifully landscaped and incorporate a good section of patio, further enhanced by the car port which the current owners use to increase the outdoor space, creating a fantastic outdoor entertaining area. Sandstone steps with a feature sandstone wall give access to a fully enclosed garden with large section of lawn, mature trees, shrubbery and hedging. There is a further area of land situated a short walk from the property and suitable for parking a caravan or motorhome - this is available by separate negotiation.

Garage

4.29m x 5.19m (14' 1" x 17' 0") With wooden entrance door, power and lighting.

ADDITIONAL INFORMATION

Tenure & EPC

The tenure is freehold.
The EPC rating is D.

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; - Mitchells Co Ltd - £50 per property contents referral successfully processed (worth £300 or more) plus 5% introduction commission on the hammer price of any goods sold from that referral. All figures quoted are inclusive of VAT.

SALE DETAILS

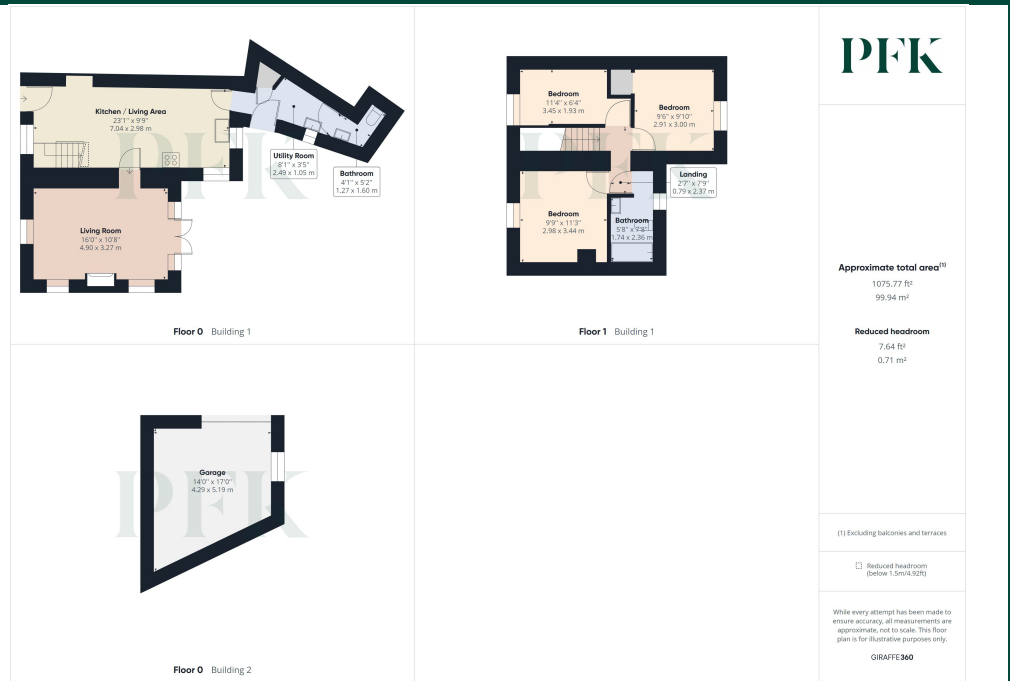
Mains gas, electricity, water and drainage. Gas central heating and double glazing installed. Telephone line installed subject to BT regulations. Please note - the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band B

Viewing: Through our Cockermouth office, 01900 826205.

Directions: From Whitehaven travel south for approximately 12 miles, turning left where signposted for Gosforth. Follow the road into the village, turn left at the roundabout and continue past the car park. Side Hill is on the right just after the village shop and bakery.





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Approximate total area⁽¹⁾

1075.77 ft²
99.94 m²

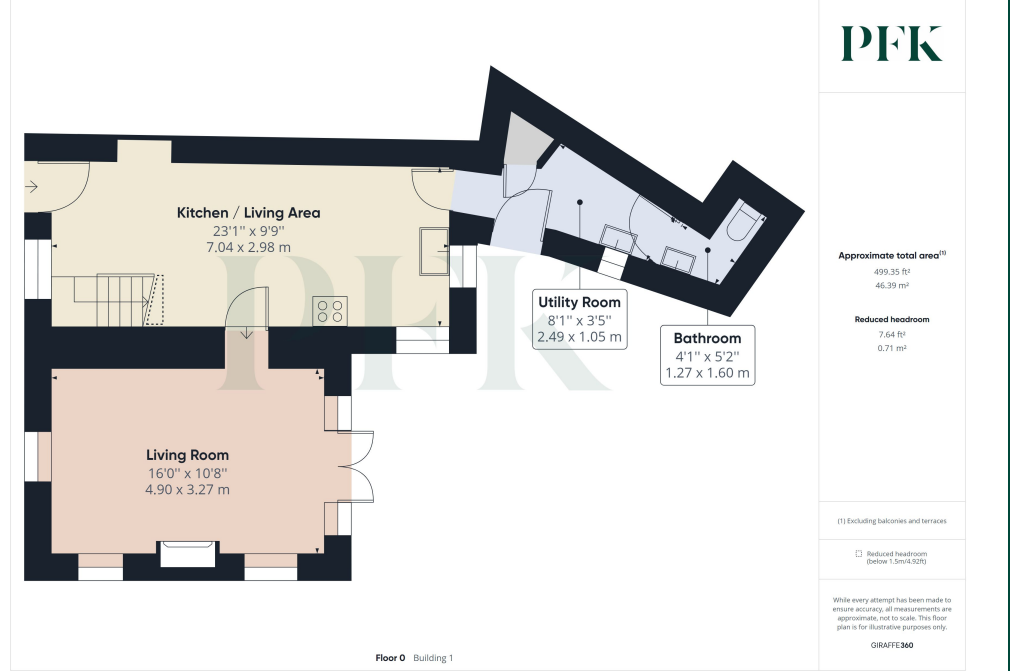
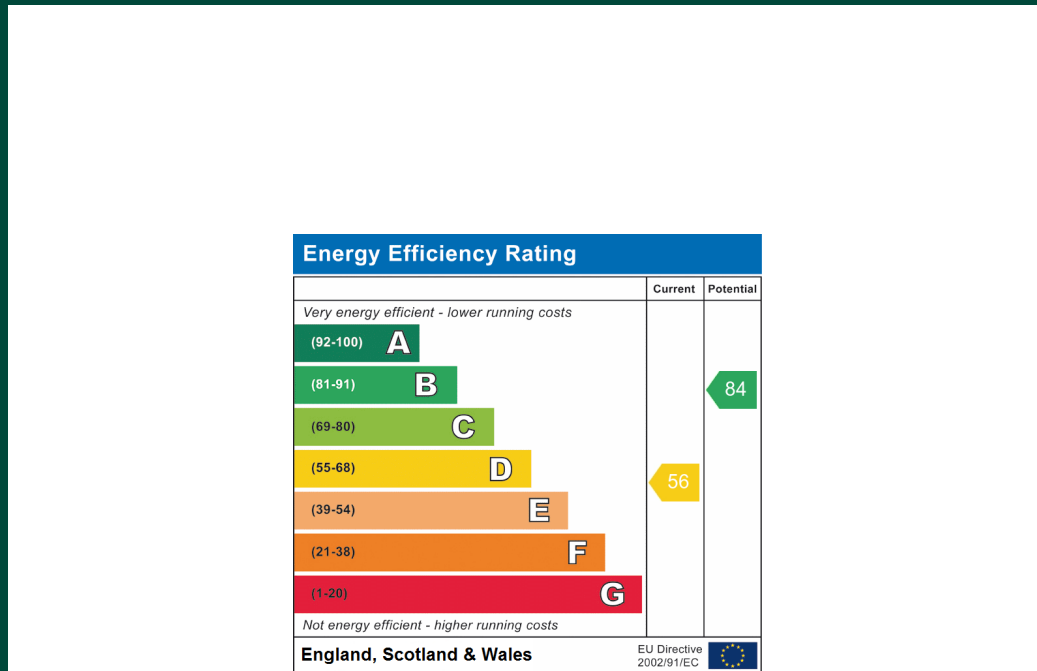
Reduced headroom
7.64 ft²
0.71 m²

(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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Approximate total area⁽¹⁾

499.35 ft²
46.39 m²

Reduced headroom
7.64 ft²
0.71 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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