

PFK

Denton House, Gosforth, Seascale CA20 1EJ

Guide Price: £475,000





PEK

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 primary school, and is conveniently placed for commuting to the major local employment centres of the area. Seascale is some two 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 unique lifestyle opportunity for the right buyer to enjoy this fabulous property sitting prominently in the centre of the pretty lakeland village of Gosforth and presenting a range of exciting possibilities.

Denton House offers well appointed, three bedroomed accommodation together with three large reception rooms - one of which is currently trading as a popular village café. Adjoining the cafe or accessed independently via the front of the property there is a further room which is currently utilised as a bike and board shop. In addition to the main building there is also a one/two bedroom, self contained maisonette, a two-story barn and extensive gardens. Currently part commercial, this property would suit families looking for a larger property in the village; the room currently utilised as the cafe (with own kitchen facilities) could very easily be reconfigured and combined with the home's kitchen at the rear to create a large, open plan kitchen/dining room to become the heart of the home.

Located to the side of Denton House is a self contained maisonette offering adaptable accommodation comprising one/two reception rooms, large bathroom, delightful kitchen, one/two bedrooms and enjoying access to the garden grounds and its own private decked patio seating area. Currently rented out, the maisonette could also suit purchasers looking for a home to encompass a dependent relative or for a holiday letting opportunity/Air BnB.

Externally, there is driveway parking to the front of the property and a beautiful, two-story, detached barn providing yet further potential for conversion perhaps to a holiday cottage or to create home business premises (subject to the necessary planning consents being obtained).

PROPERTY DESCRIPTION CONTINUED

This is a rare opportunity to acquire a superb village property, with the benefit of supplementary accommodation and two-storey barn, and offers tremendous scope for a variety of uses. A viewing is essential to appreciate the potential on offer.

Note: although the property offers excellent potential to be fully residential, interested purchasers are advised that to be used in this way would require a

successful ‘change of use’ application to the relevant authority as Denton House is currently classed as part commercial.

DENTON HOUSE

Reception Room 1/Lounge

3.42m x 4.93m (11' 3" x 16' 2") Accessed via uPVC entrance door. A dual aspect room with windows to front and side elevations. Radiator, attractive fireplace housing wood burning stove and door to:-

Small Hallway

With door to dining room, useful under stairs storage cupboard and stairs to first floor accommodaiton.
Note: although not currently in use there is access from this room into the cafe.

Reception Room 2/Dining Room

3.1m x 3.52m (10' 2" x 11' 7") A second, dual aspect reception room. Coved ceiling, windows to side and rear elevations, radiator and attractive, original fireplace. Door to:-

Kitchen

6.02m x 2.36m (19' 9" x 7' 9") A good sized, family kitchen with two windows to rear elevation, range of matching base units, solid wood work surfacing incorporating composite sink/drainers unit, tiled splash backs, built in electric oven, gas hob with extractor fan over, radiator and space/plumbing for dishwasher. Door to rear hallway (currently utilised by cafe premises as access to customer WC) and external uPVC door leading out to the garden.

FIRST FLOOR

Landing

With large window at half landing level. Doors to Bedrooms 1,2 and 3 and the

bathroom. Further door providing access to the self contained maisonette if required.

Family Bathroom

3.42m x 3.44m (11' 3" x 11' 3") A large, rear aspect, family bathroom fitted with four piece suite comprising low level WC, wash hand basin, freestanding bath with central mixer taps set on tile effect flooring and large, fully tiled, corner shower cubicle fitted with mains powered shower. Part panelling to walls, storage cupboards, Victorian style radiator, chrome laddered radiator and exposed wood floor.

Principal Bedroom

4.37m x 4.55m (14' 4" x 14' 11") A large, double bedroom with window to rear aspect overlooking the garden. Radiator and exposed wood floor.

Bedroom 2

3.13m x 3.46m (10' 3" x 11' 4") A front aspect, double bedroom with radiator and exposed wood floor.

Bedroom 3 - Currently used as a Study

4.28m x 3.49m (14' 1" x 11' 5") With bay window to front aspect, radiator and exposed wood floor boards.

EXTERNALLY

Parking

There is off road, driveway parking to the front of the property for one vehicle with access to:-

Garage/Two-Storey Barn

The ground floor of the barn has been insulated and boarded throughout. Room to front - 3.26m x 2.14m (10' 8" x 7' 0")
Garage space - 3.26m x 3.67m (10' 8" x 12' 0") This is currently utilised as an outdoor seating area with pedestrian access via a side door to the garden.
Second floor to barn -3.56m x 8.16m (11' 8" x 26' 9") - currently set up as a workshop.
This building offers great potential (subject to necessary consents) for conversion to provide supplementary living accommodaiton if required or for use as a holiday letting property.

Gardens

Denton House has the advantage of extensive gardens to the rear which include a large area of lawn, mature trees and shrubs, patio seating, rockery gardens and flower borders. There is useful access from the garden to both the ground and

first floors of the barn. Garden shed which has electricity supply and is also insulated.

CAFE PREMISES

Reception Room 3/Cafe

4.21m x 7.64m (13' 10" x 25' 1") Previously one of the reception rooms of the main house but currently utilised for commercial purposes and trading as cafe premises. This room could easily be reconfigured for re-use as part of the residential living accommodation if preferred. Two large bay windows to front aspect, two radiators, attractive fireplace, exposed floor boards and independent access door from the street. There is also access to a large adjoining barn currently utilised as a bike and board shop.

Cafe Kitchen

7.94m x 1.4m (26' 1" x 4' 7") Currently fitted as a kitchen for independent use by the cafe but could easily be configured with main kitchen to create an impressive family room/dining kitchen.

Rear Hallway

With access to:-

WC

2.08m x 1.05m (6' 10" x 3' 5") Fitted with close coupled WC and wash hand basin. Small window, radiator and space/power for tumble dryer.

Bike and Board Shop

3.59m x 6.53m (11' 9" x 21' 5") Accessed via the cafe premises or alternatively via a hallway at the front of the main house (which also provides access to the self contained maisonette). Exposed floor boards. This space could be utilised as additional shop/cafe space, as a workshop or could easily be used as supplementary living space for the maisonette if desired.

SELF CONTAINED MAISONETTE

Access

Accessed via a uPVC entrance door at the front of the property into a hallway which provides stairs up to the maisonette.

Hallway

1.31m x 0.75m (4' 4" x 2' 6")

Bedroom 1

2.75m x 3.64m (9' 0" x 11' 11") A front aspect bedroom with radiator and exposed wood floor.

Shower Room

2.62m x 1.18m (8' 7" x 3' 10") Fitted with three piece suite comprising tiled shower cubicle with mains shower, low level WC and wash hand basin.

Large Inner Hallway

1.10m x 2.71m (3' 7" x 8' 11") With radiator, wood effect flooring and galleried staircase leading to upper level of the maisonette.

Kitchen

3.45m x 2.65m (11' 4" x 8' 8") A dual aspect kitchen with windows to rear and side elevations and fitted with range of matching wall and base units with complementary work surfacing incorporating stainless steel sink/drainers unit. Built in electric oven and gas hob with extractor over, space/plumbing for washing machine, space for fridge freezer, wall mounted combi boiler, radiator and space for small dining table and chairs. A uPVC door provides access to a decked patio area at the rear.

Upper Level of Maisonette

Reception Room 1/Snug/Office

3.36m x 2.95m (11' 0" x 9' 8") Part pitched ceiling with Velux rooflight, radiator, under eaves storage and wood effect flooring.

Lounge/Bedroom 2

3.97m x 4.74m (13' 0" x 15' 7") Currently utilised as a lounge but this room could be used as a second bedroom (with en suite facility) if preferred. Part pitched ceiling with Velux window, exposed ceiling timbers, radiator, under eaves storage and door to:-

Shower Room

2.53m x 2.26m (8' 4" x 7' 5") Fitted with three piece suite comprising mains shower in shower cubicle with tiled splash backs, wash hand basin and close coupled WC. Velux rooflight, under eaves storage, vinyl flooring and Victorian style radiator.

MAISONETTE EXTERNALLY

Occupants of the maisonette have access to the main garden grounds and also to a decked patio seating area accessed via the kitchen.

ADDITIONAL INFORMATION

Tenure

Freehold.

Viewings

Please note: viewings are strictly by appointment only.

Referral & Other Payments

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 electricity, gas, water & drainage; gas central heating; double glazing installed throughout; telephone & broadband connections installed subject to BT regulations. This property also benefits from a bank of 16 solar panels fitted to the south facing area of the roof. 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 Cocker mouth office, 01900 826205.

Directions: From Whitehaven travel south for approximately 12 miles, turning left where signposted for Gosforth. Follow the road into the village and Denton House is located on the left (immediately after the roundabout in the centre of the village).





Approximate total area⁽¹⁾

3550.91 ft²
329.89 m²

Reduced headroom

82.42 ft²
7.66 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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Floor 1

Floor 0

Floor 2