

# PFK

Mardale House, The Banks, Seascale, Cumbria CA20 1QH

Guide Price: £350,000





## LOCATION

Seascale is a small coastal village on the edge of the Lake District National Park. Benefiting from its location just off the A595 and from having a railway station, Seascale is a perfect base for anyone working at Sellafield or any of the other employment centres located along the west coast. The village itself offers a good range of local amenities including supermarket, pharmacy, doctors' surgery, primary school and golf course.

## PROPERTY DESCRIPTION

A rare opportunity to acquire this imposing 4 bedroomed period residence located on the coast in the pretty village of Seascale, with beautifully appointed accommodation and prime position on The Banks, just a short walk to the beach and the many amenities in the village centre, including supermarket and railway station.

This most impressive property retains many original character features, including ornate cornicing and beautiful tiled flooring which spans the hallway on the ground floor. Unusually, for one of these larger period properties, the accommodation is arranged across 2 floors only, making it a great choice for a young family. Briefly comprising entrance vestibule, hallway, 3 beautifully appointed reception rooms and a large dining kitchen with shaker style freestanding units to the ground floor. A split level landing to the first floor provides access to four bedrooms and office, with the family bathroom and separate WC also on this level. Externally, there is a walled garden to the front of the property, driveway parking for 2 cars, in addition to a single detached garage and a most beautiful private lawned garden to the rear, creating a perfect setting for families and children.

Properties of this nature are rarely introduced to the open market, with this one being perfectly suited to a wide range of buyers including families and someone looking to relocate to the area. Viewing is absolutely essential in order to appreciate the accommodation on offer.

## ACCOMMODATION

### Entrance Vestibule

Accessed via a traditional wooden door with glazed panel over. With original decorative cornicing and tiled flooring, part glazed door with part glazed side panels leading into the hallway.

### Hallway

With stairs to the first floor, original cornicing and tiled flooring, radiator and doors giving access to ground floor rooms.

### Lounge

4.06m x 4.41m (13' 4" x 14' 6") A beautifully appointed reception room with original cornicing and picture rail, open fireplace set in feature surround, radiator and two large, dual aspect windows to the front and side aspects.

### Reception Room 2

4.03m x 4.64m (13' 3" x 15' 3") With original cornicing, ceiling rose and picture rail, open fire set in an attractive sandstone surround with matching hearth, radiator and triple aspect windows to the front, side and rear elevations.

### Reception Room 3

2.57m x 3.56m (8' 5" x 11' 8") Previously used as the kitchen for the property, a side aspect room with original features including built in cupboards and sandstone, inglenook feature fireplace, serving hatch, radiator, original flooring and door giving access into the dining kitchen.

### Dining Kitchen

5.43m x 3.57m (17' 10" x 11' 9") Fitted with a range of freestanding units with brick surrounds and solid wood work surfacing, incorporating 1.5 bowl sink and drainer unit with mixer tap. Recess for electric oven with gas hob, tiled splashbacks and extractor over, space for large fridge freezer, plumbing for washing machine and space for large dining table and chairs. Exposed brickwork, feature marble flooring with underfloor heating, side aspect windows and composite external door leading to an undercover area giving access to the outhouses.

## FIRST FLOOR LANDING

A split level landing giving access to the first floor rooms. The landing area benefits from original cornicing and ceiling rose, partial original picture rail, radiator and obscured side aspect windows.

### Bedroom 1

3.64m x 4.63m (11' 11" x 15' 2") A generous double bedroom with cornicing, ceiling rose and picture rail, radiator and dual aspect windows.

### Bedroom 2

2.6m x 3.33m (8' 6" x 10' 11") A side aspect bedroom with cornicing, ceiling rose, picture rail, and radiator.

## Bedroom 3

3.14m x 4.40m (10' 4" x 14' 5") With cornicing, picture rail and ceiling rose, storage cupboard, radiator and twin front aspect windows with sea views and overlooking a small balcony area.

## WC

0.85m x 1.77m (2' 9" x 5' 10") Fitted with close coupled WC, decorative cornicing and small, obscured side aspect window.

## Office

1.86m x 2.39m (6' 1" x 7' 10") A side aspect room with original, built in storage cupboards.

## Family Bathroom

2.44m x 2.44m (8' 0" x 8' 0") Fitted with wash hand basin and bath with mains shower over, decorative cornicing, part tiled walls, laddered radiator, wood effect laminate flooring and obscured side aspect window.

## Bedroom 4

2.84m x 3.54m (9' 4" x 11' 7") With decorative cornicing, ceiling rose and picture rail, radiator and rear aspect window.

## EXTERNALLY

### Gardens and Parking

To the front, the property has a beautiful walled garden with driveway parking for two to three cars, leading to the garage. To the rear, there is a there is a delightful enclosed private garden, laid to lawn and creating a lovely setting for families and children.

The property also benefits from three outhouses accessible from the undercover area leading from the back door. These are currently utilised for storage, but provide ample opportunities for buyers to extend the main living accommodation if required, to create a cloakroom/WC or shower room to the ground floor, subject to permissions.

### Garage

A single detached garage.

## 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 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: The property can be located using the postcode CA20 1QH and identified by a PFK 'For Sale' board. Alternatively by using [What3Words///selects.investors.weekend](#)





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>		
(55-68)	<b>D</b>	<b>60</b>	<b>76</b>
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



**Approximate total area<sup>(1)</sup>**  
1730.68 ft<sup>2</sup>  
160.79 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate and should be used as a guide only. Please refer to the floor plan for illustrative purposes only.

**GIRAFFE360**



**Floor 0**

- Office: 6'1" x 7'10" (1.86 x 2.39m)
- Reception Room 3: 8'5" x 11'8" (2.57 x 3.50m)
- Kitchen: 1'7" x 11'8" (5.43 x 3.57m)
- Living Room: 13'2" x 15'2" (4.03 x 4.64m)
- Hallway: 1'2" x 5'3" (4.32 x 1.60m)
- Hallway: 5'5" x 11'1" (1.67 x 3.07m)
- Entry: 5'5" x 3'8" (1.66 x 1.13m)



**Floor 1**

- Landing: 15'11" x 3'3" (4.87 x 1.00m)
- Bathroom: 8'0" x 7'11" (2.44 x 2.44m)
- Bedroom: 9'3" x 11'7" (2.84 x 3.54m)
- Bedroom: 10'3" x 14'5" (3.14 x 4.40m)
- Bedroom: 8'6" x 10'11" (2.60 x 3.33m)
- Bedroom: 11'11" x 15'2" (3.64 x 4.63m)
- Landing: 8'4" x 6'4" (2.54 x 1.95m)
- WC: 2'9" x 5'9" (0.85 x 1.77m)