

PFK

Walkmill House, Wellington, Gosforth, Cumbria CA20 1BH

Guide Price: £465,000





PEK

LOCATION

This property boasts a peaceful and private setting in a small hamlet within the stunning Lake District National Park. The hamlet of Wellington is just a short walk from the village of Gosforth, where a good range of amenities include shops, restaurants, village pubs, a nursery and the primary school can be found. It is the gateway to the beautiful valleys of Wasdale and Eskdale, peaks including the mighty Scafell, and stunning Wastwater, the deepest of all UK lakes. Just a few minutes drive from the coast and seaside town of Seascale, with its family-friendly beaches. Seascale is also where you will find the train service, connecting you to the larger towns and cities. However, Wellington is equally well-situated for accessing all major employment centres of the area by car. Should you wish to travel further north or south, a drive of just over an hour will take you to Penrith, one of the places where you can meet the M6 motorway.

PROPERTY DESCRIPTION

Located in the charming hamlet of Wellington, Gosforth, within the Lake District National Park, this unique 4/5 bedroom semi detached residence offers an exceptional blend of history, character, and modern living. Formerly a working mill, converted to a residential home in the 1960's, the house-garden still features the stream which used to feed the mill, as well as the original millstones which drove it, giving an important nod to the home's history and adding to its charm and distinctive appeal.

Unique in its ultimately adaptable layout, the property is perfect for multi-generational living, or indeed offers substantial income potential, were parts of the property to be let out as rentals or holiday lets (subject to the necessary permissions).

The home has been tastefully refurbished to a high standard. On the upper level, there is a bright and spacious entrance hall, a generous and relaxing lounge, and a contemporary kitchen with a central island and inviting breakfast bar. This level also includes a stylish contemporary family bathroom and three well appointed bedrooms providing ample comfortable accommodation for the family.

The lower level is incredibly versatile, featuring a completely self-contained suite with a large bedroom, modern shower room, and a cosy living room with a kitchenette. This suite, with its own entrance to the rear, parking area and private courtyard garden offers privacy and independence, making it perfect for a dependent relative or as an attractive holiday let (subject to permissions). Additionally, the lower level includes a large utility/laundry room leading to an expansive garage, part of which is currently set up for home working but has potential for further conversion, perhaps into another holiday let or additional living space, offering endless possibilities for customisation and income potential.

PROPERTY DESCRIPTION CONTINUED....

Externally, the property is accessed via a gated entrance leading to driveway parking for several cars, delightful mature 'cottage gardens' and lawns with various established seating areas - all sun-traps - to relax in. Just steps away, across the road from the main house, is a 'secret garden', a generous plot of land enclosed by planting and bordering the River Bleng. This provides a magical setting for families to entertain, or simply to relax and enjoy the small orchard and the sounds of the bubbling river. This additional plot already includes a delightful and traditional stone outbuilding and offers potential for future residential development (subject to planning permission). In addition to a personal entrance, the plot can also be accessed via double gates to allow the parking of a caravan or motorhome.

Interested parties should note that no enquiries have been made to the National Park planners regarding this potential, and an overage clause may be applied.

This residence truly offers a unique opportunity to own a piece of history with modern comforts in a picturesque location. Viewing is strongly encouraged to appreciate the scale, flexibility, uniqueness and potential of this captivating family home.

ACCOMMODATION

UPPER LEVEL

Entrance Hall

Accessed at the upper level via a part glazed UPVC door with matching side panel. A generous hallway with stairs leading down to the lower level, contemporary vertical radiator, two loft access hatches, wood effect tiled flooring and doors leading to all upper floor rooms.

Lounge

5.89m x 3.51m (19' 4" x 11' 6") A large and spacious double aspect reception room, with an oversized front aspect window to take full advantage of the views of the gardens and a further window to the side. Two traditional radiators, wall mounted lighting and wood effect flooring.

Kitchen

3.96m x 3.00m (13' 0" x 9' 10") Fitted with a range of contemporary base and full height units with complementary work surfacing, incorporating Belfast sink with mixer tap and quadrant tiled splashbacks. Matching central island unit with attached wood and cast iron breakfast bar and seating. Space for a recessed American style fridge-freezer and integrated high spec appliances including oven with hob and extractor over and microwave integrated at eye level. Space for dishwasher, wood flooring and dual aspect windows.

Family Bathroom

2.02m x 1.98m (6' 8" x 6' 6") Fitted with a contemporary three piece suite comprising concealed cistern WC, wash hand basin set on a vanity unit and panelled bath with feature panelled splashback and mains rainfall shower. PVC panelled walls, vertical laddered radiator and rear aspect window.

Bedroom 1

3.68m x 2.56m (12' 1" x 8' 5") A rear aspect double bedroom with radiator.

Bedroom 2

2.74m x 3.58m (9' 0" x 11' 9") A rear aspect double bedroom with radiator.

Bedroom 3 - Principal Bedroom

3.66m x 3.04m (12' 0" x 10' 0") A front aspect double bedroom enjoying views over the garden. With fitted wardrobe to one wall, radiator and wash hand basin.

LOWER LEVEL

Utility Room

2.54m x 4.5m (8' 4" x 14' 9") Currently utilised as both a laundry and an additional craft/home office space, and fitted with a range of matching wall and base units with complementary work surfacing, incorporating 1.5 bowl stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Plumbing for under counter washing machine or dishwasher, door to integral garage, and access to the accommodation on the lower level. With a separate external door out to the rear, private parking and garden space, the lower level could suit a dependent relative for example, or even be suited to holiday letting and is likely to produce an attractive income if utilised in this way. Alternatively it can be used to provide two further bedrooms to the main living accommodation upstairs, making this a five bedroom home.

Hallway

With wood effect flooring, radiator and part glazed UPVC door out to the rear.

Second Reception Room/Bedroom 5

3.54m x 3.55m (11' 7" x 11' 8") Fitted with matching wall and base units with complementary work surfacing incorporating stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Space for seating/large sofa, radiator and front aspect window.

Bedroom 4

2.83m x 3.62m (9' 3" x 11' 11") A double bedroom with wash hand basin, radiator and window looking out onto enclosed private seating/entertainment area to rear.

Shower Room

1.51m x 2.67m (4' 11" x 8' 9") Fitted with a contemporary three piece suite comprising concealed cistern WC, floating wash hand basin and walk in, tiled shower cubicle with mains rainfall shower. Part tiled walls, wood effect tiled flooring, radiator and rear aspect window.

EXTERNALLY

Gardens and Parking

Access via a gated entrance to the side leads on to a large driveway providing offroad parking for several cars and leading to the integral garage. The gardens surround the property, lying mainly to the front and side and feature two large lawned areas with a wide array of mature trees, shrubbery and flowers. From the property's previous use as a mill, the garden also enjoys a delightful stream running through with bridge over.

For the lower level of the property, there is a separate parking area to the rear for two cars, and an enclosed courtyard garden. Although this can be used by the main property, it also provides a private and desirable space if utilising the lower level as an annexe or holiday let.

Located just steps away from Walkmill House and included within the sale is a further plot of land which borders the river Bleng and creates a magical setting for families and outdoor entertaining, being mainly laid to lawn with mature trees, a small orchard, shrubs and rockeries, leading directly down to the river's edge. There is also a delightful stone outbuilding and a double gated entrance to one side which provides vehicular access, making this area perfect for a motorhome, caravan, lodges, cabins or pods. This area of land offers excellent future residential development potential (subject to the relevant permissions being obtained), although buyers should be advised that no enquiries have been made to the National Park Planning Board regarding this. Buyers are required to make their own enquiries and note there may be an overage clause as part of the conveyancing.

Garage

3.85m x 7.49m (12' 8" x 24' 7") The integral garage has double doors to the front. The vendors have sectioned off part of the garage to create two further rooms (not included in the measurements), which are currently used for useful office/home working spaces. This leaves ample garage space for a car, motorbikes or simply for storage. The conversion could be easily removed to return the garage back to a hefty multiple vehicle garage space.

ADDITIONAL INFORMATION

Tenure & EPC

The tenure is freehold.
The EPC rating is C.

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 & drainage. Gas 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.

Council Tax: Band E

Viewing: Through our Cokeremouth office, 01900 826205.

Directions: Walkmill House can be located using the postcode CA20 1BH and identified by a PFK 'For Sale' board. Alternatively by using What3Words///aimless.splints.beamed



