

PFK

1 Mill Farm, Calderbridge, Seascale, Cumbria CA20 1DN

Guide Price: £245,000





PKK

LOCATION

Calderbridge is a small hamlet located on the A595 north of Gosforth on Cumbria's west coast, giving easy access to neighbouring towns and villages, excellent nearby schools and major employment centres including Sellafield. The delights of the Lake District National Park are also within a short drive, with the property being in close proximity with easy access to Ennerdale Water, Wastwater, Wasdale and the Eskdale Valley - with Wastwater recently being voted the most beautiful and scenic view in England.

PROPERTY DESCRIPTION

Tucked away in the heart of a serene semi rural village, this attractive sandstone cottage combines rustic charm with modern amenities. Its warm and inviting sandstone exterior is enhanced by its charming kerb appeal, making a lasting first impression. The beautifully maintained front garden adds to the welcoming atmosphere and leads to the main entrance.

The interior of the cottage offers a thoughtfully designed layout, with accommodation briefly comprising spacious hallway, generous living room, modern kitchen with a separate dining room, laundry/utility room and cloakroom/WC to the ground floor. To the first floor, there are three well proportioned bedrooms and a four piece family bathroom, providing ample living space for a growing family or hosting guests.

Outside, the cottage continues to impress with a sandstone garage, situated on a terrace of three. The lawned front garden is enclosed by a sandstone wall and to the rear, a low maintenance paved patio area provides the ideal spot to relax and enjoy the views over the playing field.

ACCOMMODATION

Entrance Porch

Accessed via part glazed composite front door. With cloaks area and glazed door leading into the hallway.

Hallway

3.0m x 2.1m (9' 10" x 6' 11") A generous hallway, currently used as an office space, with stairs to the first floor and large understairs storage cupboard, door into the living room.

Living Room

5.1m x 3.6m (16' 9" x 11' 10") With decorative coving, feature fireplace with inset lighting and slate hearth, housing an electric fire, twin front aspect windows and glazed door giving access into the kitchen.

Kitchen

3.3m x 2.7m (10' 10" x 8' 10") Fitted with a range of matching wall and base units with complementary oak work surfacing, incorporating 1.5 bowl sink and drainer unit with mixer tap and metro tiled splashbacks. Integrated appliances including four burner gas hob with extractor over, eye level double oven, dishwasher and wine cooler. Space for freestanding full height fridge freezer, rear aspect window and open access into the dining room and the laundry/utility room.

Laundry/Utility Room

1.6m x 1.6m (5' 3" x 5' 3") Fitted with similar wall units and work surfacing as the kitchen, space for under counter washing machine and tumble dryer and part glazed UPVC out to the rear.

Cloakroom/WC

Fitted with WC and wash hand basin.

Dining Room

3.3m x 3.2m (10' 10" x 10' 6") A further reception room/snug with decorative coving and rear aspect window.

FIRST FLOOR

Landing

With loft access hatch, inset ceiling spotlights, useful storage room (1.2m x 1.5m (3' 11" x 4' 11")) and doors giving access to the first floor rooms.

Bedroom 1

3.5m x 3.2m (11' 6" x 10' 6") A rear aspect double bedroom with storage cupboard and enjoying views over the playing field.

Storage Room

1.2m x 1.5m (3' 11" x 4' 11") A useful storage room.

Bathroom

3.3m x 2.1m (10' 10" x 6' 11") Fitted with a four piece suite comprising WC, wash hand basin, bath and corner shower cubicle with electric shower. Vertical heated towel rail and rear aspect window overlooking the playing field.

Bedroom 2

3.3m x 3.6m (10' 10" x 11' 10") A front aspect double bedroom enjoying views over open countryside.

Bedroom 3

3.9m x 2.2m (12' 10" x 7' 3") A front aspect bedroom with decorative coving, storage cupboard and enjoying views over open countryside.

EXTERNALLY

Gardens and Parking

Together with a sandstone garage, the property also benefits from two further parking spaces on the shared parking area adjacent to the property. To the front there is an enclosed lawned garden with shrubbery and to the rear, there is a generous paved patio area overlooking the playing field.

Garage

2.7m x 4.7m (8' 10" x 15' 5") A sandstone garage with power, lighting and EV charging point can be found nearby, on the end of a terrace of three garages.

ADDITIONAL INFORMATION

Tenure & EPC

The tenure is freehold.
The EPC rating is TBC.

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. 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 postcode CA20 1DN, alternatively by using what3words location [///brands.sentences.expel](https://www.what3words.com/location/brands.sentences.expel)



