

# PFK

Buckbarrow House, 8 Denton Park Court, Gosforth, Seascale, Cumbria CA20 1BN

Guide Price: £345,000









## 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 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 beautiful four/five bedroom detached family home enjoying a quiet cul-de sac setting in the pretty Lakeland village of Gosforth, just a short walk to village amenities including the highly regarded primary school, and within easy reach of the picturesque Esk and Wasdale valleys.

This delightful property is now presented for sale with the benefit of no onward chain, being in excellent order throughout and very well maintained, the property offers well appointed living accommodation perfectly suited to families. Briefly comprising entrance porch and hallway, spacious lounge opening into a separate dining space to the rear, modern kitchen, utility room, study/bedroom 5, conservatory/sun room and cloakroom/WC to the ground floor. To the first floor, there are 4 well proportioned bedrooms, with the principal bedroom also benefiting from an ensuite shower room, together with a spacious 3 piece family bathroom.

It is perhaps the outside space which is the property's most surprising feature, benefiting from driveway parking for several cars to the front, a detached garage and low maintenance gardens. The property occupies one of the largest plots on the estate, with the previous owner having purchased the additional land from the public footpath to the other side of the stream some years ago, to extend the garden. The extensive mature gardens to the rear have been lovingly landscaped and maintained by the previous owner to create a truly fabulous setting for families, boasting several seating areas, pretty stream, a pond and an abundance of pretty flowers and mature trees. The garden is a real delight, having featured in Cumbria Life magazine.

All in all, a beautifully proportioned and meticulously kept property, situated in one of the village's most popular estates, close to all amenities and the perfect base from which to explore the delights of the National Park. Viewing is strongly advised.

## ACCOMMODATION

### Entrance Porch

0.79m x 1.7m (2' 7" x 5' 7") Accessed via uPVC door with glazed side panels. With wooden entrance door leading into the hallway.

### Hallway

4.65m x 1.8m (15' 3" x 5' 11") Stairs to first floor with understairs storage cupboard, further storage cupboard and doors leading to ground floor rooms.

### Lounge

4.67m x 3.78m (15' 4" x 12' 5") A bright, front aspect reception room with open fireplace, radiator and opening into the dining area.

### Dining Area/Office

2.84m x 3.75m (9' 4" x 12' 4") Dining area (or office area) with radiator, door to kitchen and UPVC patio doors giving access into conservatory.

### Conservatory/Sun Room

2.91m x 2.56m (9' 7" x 8' 5") Fully glazed windows to three sides, with pitched glazed ceiling, radiator and UPVC door leading out to the garden.

## Kitchen

2.86m x 3.99m (9' 5" x 13' 1") Fitted with a range of matching wall and base units with complementary work surfacing and splashbacks, incorporating stainless steel sink and drainer unit with mixer tap. Integrated electric oven with hob over, space for small dining table and chairs, coved ceiling and wood effect flooring, radiator, rear aspect window overlooking the gardens and door to utility room.

## Utility Room

2.43m x 2.23m (8' 0" x 7' 4") Fitted with a range of wall and base units with complementary work surfacing incorporating stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Plumbing for washing machine, tumble dryer and dishwasher, wall mounted combi boiler, front aspect window and UPVC glazed door leading out to the rear garden.

## Dining Room/Second Reception Room

3.33m x 2.05m (10' 11" x 6' 9") Could be potentially be used as a fifth bedroom, play room or office. With radiator and front aspect window.

## Cloakroom/WC

2.07m x 1.05m (6' 9" x 3' 5") Fitted with wash hand basin and low level WC, part tiled walls, radiator and obscured side aspect window.

## FIRST FLOOR LANDING

With loft access and doors leading to bedrooms and family bathroom.

## Principal Bedroom

3.49m x 3.98m (11' 5" x 13' 1") Large, double room with twin front aspect windows offering open views, radiator and door to ensuite shower room.

## Ensuite Shower Room

1.13m x 1.98m (3' 8" x 6' 6") Fitted with three piece suite comprising corner shower cubicle with electric shower, wash hand basin and low level WC, part tiled walls, radiator and obscured side aspect window.

## Family Bathroom

1.73m x 2.32m (5' 8" x 7' 7") Fitted with three piece suite comprising panelled jacuzzi bath with shower attachment over, wash hand basin and low level WC, part tiled walls, radiator and obscured rear aspect window.

## Bedroom 2

3.85m x 3.77m (12' 8" x 12' 4") Front aspect double bedroom with radiator and large storage cupboard.

## Bedroom 3

3.67m x 2.64m (12' 0" x 8' 8") Rear aspect double bedroom with radiator and enjoying views over the garden.

## Bedroom 4

2.72m x 2.63m (8' 11" x 8' 8") Rear aspect bedroom with radiator.

## EXTERNALLY

## Gardens and Parking

To the front of the property there is driveway parking for several cars leading to the detached garage and a delightful garden laid to chippings with patio and a wide variety of raised beds, shrubbery and flowers. Side access leads to the extensive rear garden which has been beautifully landscaped by the current owners, creating an ideal setting for families. The garden is a true delight of the property, having featured in Cumbria Life Magazine and incorporating gravelled areas with a wide variety of perennials, mature trees and shrubbery. Further enhanced by a lovely stream running through, with bridge over giving access to a summerhouse and several seating areas, wildlife pond and small greenhouse with central pathways leading around the gardens.

## Garage

5.7m x 5.8m (18' 8" x 19' 0") Detached double garage with up and over 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 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 E

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. Keep to the left where the road forks onto Wasdale Road, turning left shortly after, on to Denton Park. Take the first right and then right again following the road round to the right onto Denton Park Court and towards the end of the cul de sac.











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		80
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(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

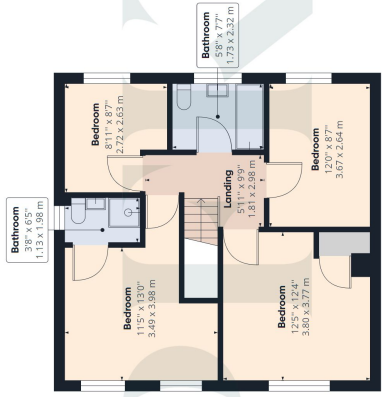


Approximate total area<sup>(1)</sup>

1390.11 ft<sup>2</sup>  
129.15 m<sup>2</sup>



**Floor O Building 1**



**Floor 1 Building 1**

(1) Excluding balconies and terraces

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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