



GREENACRES | GOSFORTH | SEASCALE | CUMBRIA | CA20 1AJ

PRICE £425,000





SUMMARY

Occupying a generous plot with mature gardens and set in a private position within the pretty Lakeland gateway village of Gosforth, this unique detached property is quite a find! Offering extremely generous room proportions with a flexible layout enabling it to be used as a family home or an early downsize, the property includes conservatory style porch, reception hall, a triple aspect living room with panoramic windows, a separate sitting room, a kitchen/dining room, ground floor WC and a ground floor double bedroom. To the first floor there are two generous double bedrooms, both with feature windows to enjoy the gardens from, a laundry room plus a spacious fitted bathroom. There is a wealth of parking to the front, a large double garage with loft storage room above, and generous, mature gardens to the rear. An unusual but fabulous property in a location few can match.

EPC band D

GROUND FLOOR ENTRANCE PORCH

The property is accessed via a conservatory style front porch with double glazed windows to three sides and double glazed front door. Double radiator, part glazed double doors into hall

ENTRANCE HALL

Double glazed window to side, stairs to first floor, under stairs cupboard, door to WC, bedroom 3, living room and sitting room, radiator, coved ceiling

GROUND FLOOR WC

Double glazed window to side, hand wash basin with cupboards under and hidden cistern WC. Towel rail, tiling to half wall height

LIVING ROOM

A spacious room with double glazed windows to three sides, and sliding patio doors to garden, double and single radiators, coved ceiling, space for table and chairs

SITTING ROOM

Double glazed windows to front and rear, double glazed French doors to garden, wood burning inset stove with slate surround and hearth, double radiator, coved ceiling, door to kitchen

KITCHEN/BREAKFAST ROOM

Range of base and wall mounted units with work surfaces, single drainer sink unit with tiled splashbacks, electric hob and oven, space for washing machine, dishwasher and fridge, space for breakfast table, double radiator, walk-in larder cupboard, tile effect flooring

BEDROOM 3

A ground floor double bedroom with double glazed windows to side and rear, radiator

FIRST FLOOR LANDING

Double glazed windows to front and side, doors to rooms, walk-in storage cupboard



BEDROOM 1

A generous room with views to the fells, two double glazed windows to side and two to the rear, three built in wardrobes, double and single radiators

BEDROOM 2

Another generous bedroom with double glazed windows to side and rear with views towards the fells, three built in wardrobes, double radiator

LINEN ROOM

Double glazed window to front, built in airing cupboard, access to loft space

BATHROOM

A generous room with double glazed windows to side and rear and views over fields, panel bath, separate double shower enclosure with thermostatic shower unit, hand wash basin and hidden cistern WC in vanity style unit, towel rail, tiling to walls

EXTERNALLY

The property occupies a generous and mature plot with gardens that surround the property. A tarmac drive leads to the property, opening into a parking area for a number of vehicles. Access to front porch, kitchen door, garden and double garage.

The gardens are mainly laid to lawn with trees and mature planting. Separate kitchen garden area and patio area for lounging and dining.

Double width garage with motorised up and over door, space for freezer, wall mounted boiler, butler sink unit, stairs leading up to a useful loft storage room.

ADDITIONAL INFORMATION

To arrange a viewing or to contact the branch, please use the following:

Branch Address:

58 Lowther Street

Whitehaven

Cumbria

CA28 7DP

Tel: 01946 590412

whitehaven@lillingtons-estates.co.uk

Council Tax Band: F

Tenure: Freehold

Services: Mains water, gas and electric are connected, mains drainage

Fixtures & Fittings: Carpets, oven hob and extractor

Broadband type & speeds available: Standard 20Mbps / Superfast 80Mbps

Mobile reception: Data retrieved from Ofcom dating back to December 24' indicates O2 and Vodafone have service indoors but others have limited signal. All networks have signal outside

Planning permission passed in the immediate area: None known

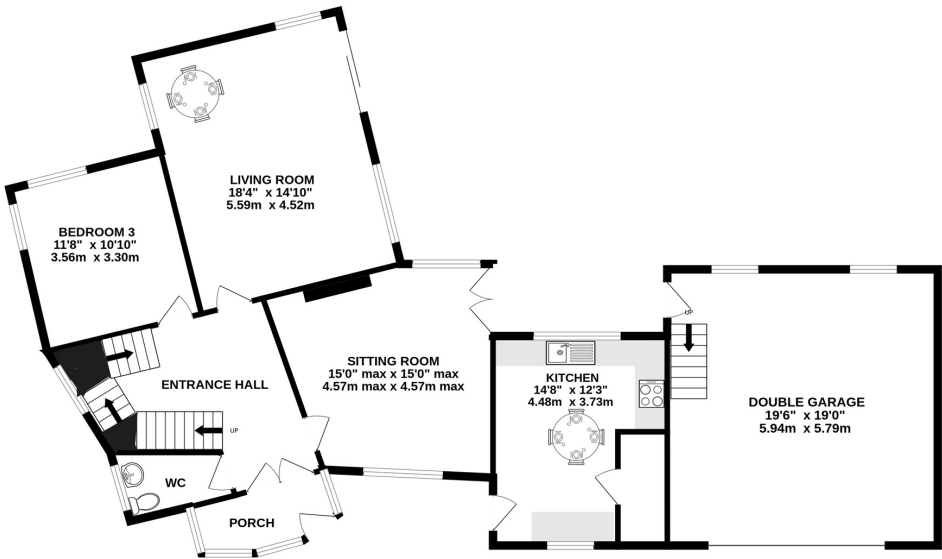
The property is not listed

DIRECTIONS

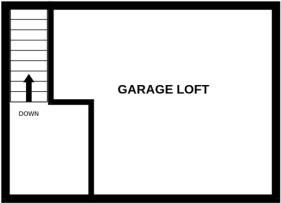
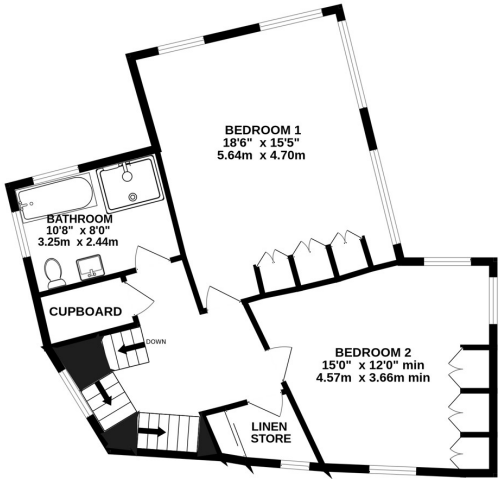
From Whitehaven head south on the A595 passing Egremont and Calderbridge. Take the left hand slip road into Gosforth and before reaching the mini roundabout turn left to double back on yourself. Follow this lane uphill and the drive leading to Greenacres will be located on the right hand side.



GROUND FLOOR
1365 sq.ft. (126.8 sq.m.) approx.



1ST FLOOR
1004 sq.ft. (93.2 sq.m.) approx.



TOTAL FLOOR AREA : 2368 sq.ft. (220.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		95
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	