



1 CROSS LANES | GOSFORTH | SEASCALE | CUMBRIA | CA20 1HR

PRICE £195,000





SUMMARY

Set just off the A595 between the pretty Lakeland village of Gosforth and the popular coastal village of Seascale with its sandy beach, this semi detached cottage is a really rare find. Extended across the back, the property offers Tardis-like living accommodation including a living room with multi fuel stove, a wonderful kitchen/dining room with vaulted style ceiling, utility room and WC, a family room, a study plus a ground floor shower room. To the first floor there are two generous bedrooms and a large bathroom with slipper bath plus shower enclosure. There are west facing gardens to the rear backing onto fields plus space at the side for hardstanding or storage. Whether walks along the beach or hikes up the fells are your thing, this place has you covered and is a wonderful period house offered with no chain

EPC band TBC

GROUND FLOOR ENTRANCE HALL

A front door opens into a hall with doors to study, family room and living room

FAMILY ROOM

Potential to be used as a third bedroom if desired. Double glazed window to front with modern style shutters, double radiator, built in cupboard

STUDY

Double glazed window to front, cast iron fire surround, double radiator, door to shower room

GROUND FLOOR SHOWER ROOM

Fitted with double shower enclosure with thermostatic shower unit, pedestal hand wash basin, low level WC. double radiator, extractor fan, PVC cladding to splash areas

LIVING ROOM

A double aspect room with double glazed windows to side and rear, multi fuel stove with recessed bookshelf beside, stairs leading to first floor, double radiator, door into kitchen

KITCHEN/DINING ROOM

A generous room housed in a rear extension with sloping ceiling and two Velux windows to rear. The kitchen area is fitted in a range of base and wall mounted units with work surfaces, double glazed window to rear, gas hob with extractor, double oven, single drainer sink unit, breakfast bar, space for fridge freezer, space for table and chairs or sofas, double glazed French doors to garden, door to utility

UTILITY ROOM

Double glazed window to rear with blinds, fitted worktops, space for washing machine, wall mounted boiler, radiator, door to WC and part glazed door to garden

GROUND FLOOR WC

Hand wash basin, low level WC. Extractor fan

FIRST FLOOR LANDING

Double glazed window to rear, radiator, doors to rooms, access to loft space

BEDROOM 1

A double aspect room with double glazed windows to side and rear, cast iron fire surround, double radiator

BEDROOM 2

Double glazed window to front, double radiator

BATHROOM

A generous bathroom with double glazed window to front, including slipper bath with shower attachment, quadrant shower enclosure with thermostatic shower unit, pedestal hand wash basin, low level WC. Tiled walls and flooring, double radiator

EXTERNALLY

To the front there is a cut out for roadside parking with a gated path leading to front door. To the side an opening leads to a grassed hardstanding between house and side boundary wall for storage or parking. the main garden lies to the rear with a sunken patio and reasonable lawn, backing onto fields behind and westerly facing.

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: C

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 November 24' indicates O2 and Vodafone have signal indoors but others have limited service. All providers have service outside

Planning permission passed in the immediate area: None known

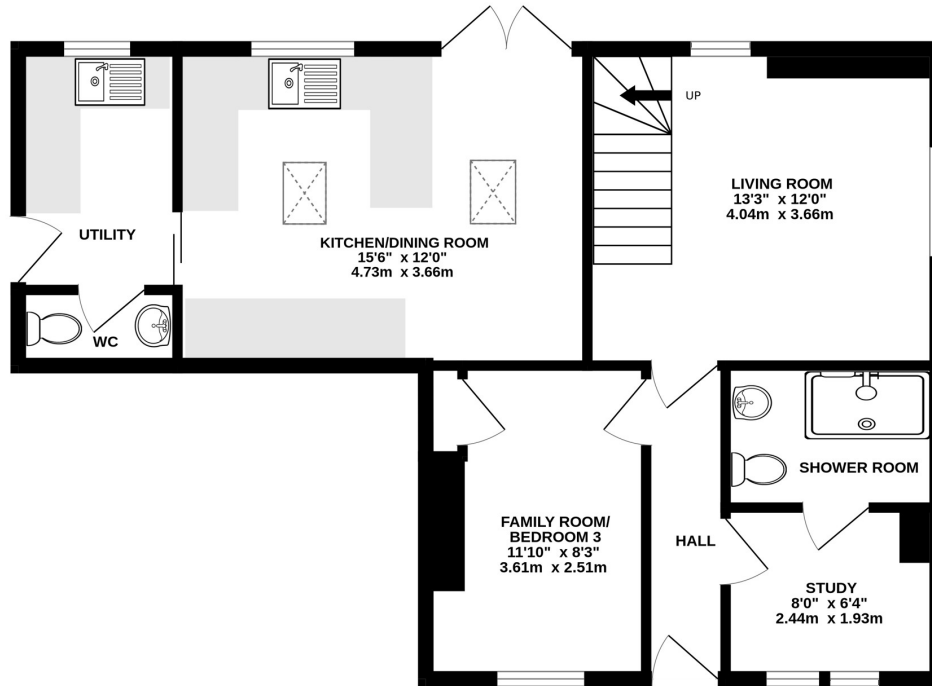
The property is not listed

DIRECTIONS

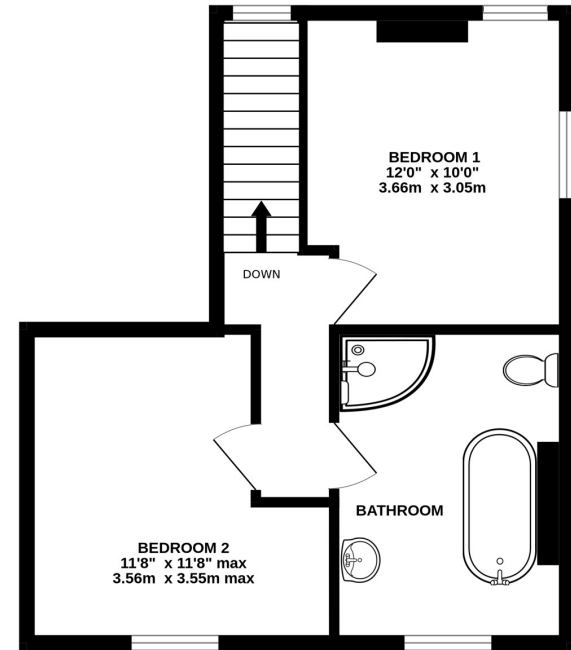
From Whitehaven head south on the A595 passing Egremont and Calderbridge. the property is located on the right hand side of the road by the Gosforth/Seascale crossroads.



GROUND FLOOR
633 sq.ft. (58.9 sq.m.) approx.



1ST FLOOR
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA : 1028 sq.ft. (95.5 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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