

# PFK

Syke End, Gosforth, Seascale, Cumbria CA20 1JA

Guide Price: £375,000





## LOCATION

Syke End occupies an idyllic position on the edge of Gosforth 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 a 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

Syke End is a beautiful 3 bed detached cottage set in an idyllic position on the edge of Gosforth in the Lake District National Park, offering stunning views of the surrounding fells and rolling countryside. Presented to the market with the benefit of no onward chain, this charming property boasts extensive gardens and a picturesque location, making it perfect for anyone looking to relocate to the area. The ground floor features an entrance porch, spacious hallway/second reception room, a large dual aspect lounge with views over the gardens, dining kitchen, and bathroom, providing ample living space with a warm and welcoming atmosphere. To the first floor, there are three good sized bedrooms and a family bathroom, all designed to provide comfort and functionality.

The highlight of this property is undoubtedly its outdoor space, with plentiful offroad parking for 3 to 4 cars, a detached garage/outbuilding and superb gardens. The attractive lawns, surrounded by established hedging, trees, shrubs and a delightful array of wild flowers, beautifully frame this special property and create a truly idyllic setting with the delights of the beautiful Esk and Wasdale valleys just a short drive away.

Syke End is also perfectly suited to families, being just a short walk to Gosforth's amenities, nursery, and primary school. Its combination of idyllic countryside living, extensive gardens, and convenient access to local facilities makes it an exceptional choice for those seeking a harmonious blend of tranquility and practicality. This property truly captures the essence of rural charm and offers a unique opportunity to enjoy a peaceful lifestyle in a beautiful setting.

## ACCOMMODATION

### Entrance Porch

Accessed via part glazed wooden door. With small window and traditional wood door giving access into the hallway.

### Hallway

3.37m x 2.94m (11' 1" x 9' 8") A spacious hallway, which could be utilised as a second reception room or would also make a great home office, benefitting from side aspect window, radiator, original storage cupboards, stairs to the first floor with useful understairs storage cupboard and doors leading to the ground floor rooms.

### Lounge

4.53m x 4.66m (14' 10" x 15' 3") A generous reception room with gas fire set in a brick effect surround, radiator, wood flooring, front aspect window with a further bay window to the side enjoying views over the lawned garden.

### Kitchen/Diner

Kitchen Area - (4.86m x 2.64m (15' 11" x 8' 8")) Dining Area - (2.25m x 1.88m (7' 5" x 6' 2")) A bright kitchen/diner fitted with a range of matching wall and base units with complementary work surfacing, incorporating 1.5 bowl ceramic sink and drainer unit with mixer tap and tiled splashbacks. Space for freestanding cooker and plumbing for under counter washing machine, matching breakfast bar and original storage cupboards. Ample space for dining table and chairs, gas fire, two radiators, windows to each side with a further window to the rear enjoying views over the garden, and a glazed door out to the side allowing easy access into the property from the parking area.

### Bathroom

2.45m x 1.45m (8' 0" x 4' 9") Fitted with a three piece suite comprising low level WC, wash hand basin and panelled bath with shower attachment over, part tiled walls, radiator, tile effect flooring and obscured side aspect window.

## FIRST FLOOR LANDING

With loft access hatch and doors leading to all first floor rooms.

### Bedroom 1

4.87m x 4.28m (16' 0" x 14' 1") A generous double bedroom with fitted wardrobes to one wall, wash hand basin, loft access hatch, radiator and side aspect windows with further window to the rear enjoying views over the gardens.

### Bedroom 2

3.41m x 2.95m (11' 2" x 9' 8") A side aspect double bedroom with fitted wardrobe, wash hand basin, radiator and wood flooring.

### Bedroom 3

2.54m x 3.69m (8' 4" x 12' 1") A dual aspect double bedroom enjoying beautiful views over open countryside towards the Lakeland fells. With wood flooring and two traditional radiators.

## Family Bathroom

1.69m x 3.65m (5' 7" x 12' 0") Fitted with a three piece suite comprising low level WC, wash hand basin with mixer tap set on a unit and freestanding rolltop bath with floor mounted central mixer tap and hand held shower attachment. Part wood panelled walls, radiator, wood flooring and rear aspect window.

### EXTERNALLY

## Gardens and Parking

A side entrance gives access into the parking area which provides offroad parking for three to four cars in addition to a detached single garage/outbuilding. The property offers a beautiful and extensive plot with attractive lawned garden to the side, bordered with mature hedging, trees and shrubbery, running to the rivers edge and enjoying views over towards the western fells. A paved pathway leads around to the rear garden enclosed by mature hedging, trees and an array of wild flowers, mainly laid to lawn with patio seating area. The gardens are a great place to enjoy the local wildlife and nature with all aspects enjoying beautiful views over open countryside.

## Garage/Outbuilding

A detached garage/outbuilding with double doors to the front.

### ADDITIONAL INFORMATION

## Tenure & EPC rating

The tenure is freehold.  
The EPC rating is TBC.

## Septic Tank

We have been informed that the property has a septic tank and would advise any prospective purchaser to check it complies with current standards and rules introduced on 1st January 2020.

## 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

Main gas, electricity, water & septic tank drainage. Gas fired 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 Cockermouth office, 01900 826205.

Directions: Syke End can be located using the postcode CA20 1JA and identified by a PFK for sale board. Alternatively by using What3words///crimson.extremely.prank



