



6 WHITECROFT | GOSFORTH | SEASCALE | CUMBRIA | CA20 1AY

PRICE £210,000





SUMMARY

Nestled in the pretty village of Gosforth on the edge of the breath-taking Western Lake District, this charming three-storey semi-detached stone cottage offers the perfect blend of character and comfort. A rare find with its own flagstone drive to the side and generous enclosed garden, the property has been successfully run as a holiday let and can be offered fully furnished if desired. Inside, you'll find a lovely open-plan double aspect living/dining room with a welcoming 'Aga' multi-fuel stove, a modern kitchen with 'Aga' cooker and stable door to the garden, a spacious first-floor bedroom with wooden floorboards, a spacious bathroom and a useful laundry. There is also a well-proportioned twin room to the top floor. With the valleys of Wasdale and Eskdale just a short drive away (including England's deepest lake and highest mountain) plus the sandy beach at Seascale being close at hand, this is a unique opportunity to own a slice of heritage in one of the Lake District's most picturesque areas.

EPC band TBC

GROUND FLOOR ENTRANCE PORCH

A part glazed door leads into porch with windows to front and side, part glazed door into living room

LIVING/DINING ROOM

A charming double aspect room with double glazed windows to front and side, Aga 'Little Wenlock' wood burning stove in chimney breast with slate hearth, double radiator. dining area with space for table and chairs, stairs to first floor, under stairs cupboard, double radiator, coved ceiling, part glazed door to kitchen

KITCHEN

Double glazed window to rear, stable door to rear garden, fitted range of base and wall mounted units with work surfaces, fitted Aga branded cooker, space for slimline dishwasher, washing machine and fridge freezer

FIRST FLOOR LANDING

Double glazed window to rear, stairs to second floor, doors to rooms

BEDROOM 1

Double glazed window to front, double radiator, wooden floorboards, coved ceiling

LAUNDRY

Wall mounted combi boiler, double radiator, space for appliances and ironing board

BATHROOM

Double glazed window to rear, panel bath with electric shower unit and screen, pedestal hand wash basin, low level WC. double radiator, wood style flooring

SECOND FLOOR LANDING

Stairs lead up to a lobby with door into bedroom 2

BEDROOM 2

A twin room with dormer double glazed window to front and countryside

EXTERNALLY

To the front of the property there is a cottage style garden with path to front porch. At the side a flagstone drive provides parking for two vehicles. A gate from here leads into the rear garden. The southerly facing rear garden is enclosed and generous in size, including a concrete area with garden store and side gate, steps lead up to a higher area laid to lawn with borders, two seating areas and a useful timber wood store.

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: N/A (Business Rates)

Tenure: Freehold

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

Fixtures & Fittings: Carpets, Aga cooker and stove, garden store

Broadband type & speeds available: Standard 19Mbps / Superfast 80Mbps

Mobile reception: Data retrieved from Ofcom dating back to June 25' indicates O2 and Vodafone have good signal indoors and out. The others have good signal outside but limited indoors.

Planning permission passed in the immediate area: None known

The property is not listed but does lie in the Lake District National Park, a world heritage site

Agents note: The property is currently used as a dedicated holiday let and can be sold with furniture if this is of benefit to the buyer. Existing holiday bookings up to the end of March 2026 have to be honoured.

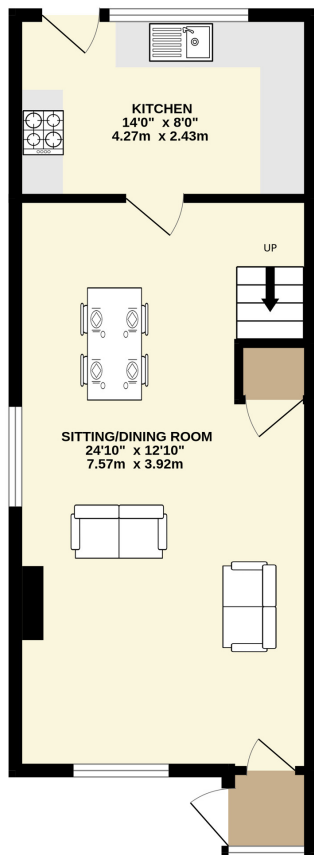
DIRECTIONS

From Whitehaven head south on the A595 passing Egremont and Calderbridge. Take the left hand slip road posted for Gosforth and at the mini roundabout by the pub turn left. Pass the carpark and bakery and at a fork in the road bear left towards Wasdale. The property will then be located on the right hand side of the road.

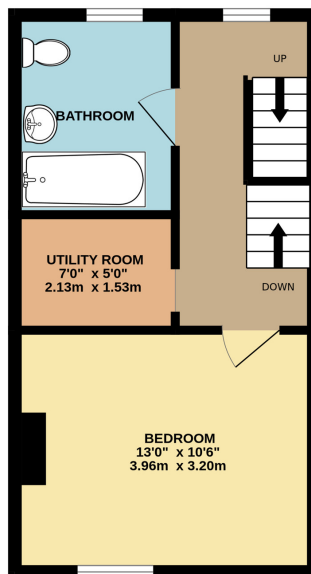




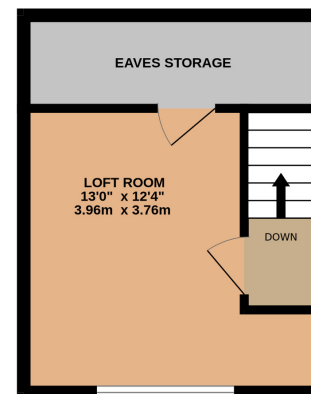
GROUND FLOOR
431 sq.ft. (40.1 sq.m.) approx.



1ST FLOOR
311 sq.ft. (28.9 sq.m.) approx.



2ND FLOOR
213 sq.ft. (19.8 sq.m.) approx.



TOTAL FLOOR AREA : 955 sq.ft. (88.7 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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Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. If the property has been extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the Vendor.

www.lillingtons-estates.co.uk

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