



11 SKELSCEUGH ROAD | WINDER | FRIZINGTON | CA26 3UE

PRICE £165,000







## SUMMARY

Pretty as a picture, this gorgeous semi-rural cottage will blow you away! Offered in fantastic condition and having been recently re-rendered in a gorgeous pastel hue, the property which enjoys views to the Lake District fells at the front will make a wonderful home, letting property or Airbnb. The accommodation includes a generous living/dining room, a beautiful kitchen/breakfast room with breakfast bar, three first floor bedrooms and a stylish modern first floor bathroom. There is a hardstanding to the front for parking with more on the road to the front, a useful side passageway for access to the rear garden or storing bikes etc and a delightful rear garden which backs onto a paddock with an open outlook behind. Feel like you are in The Lakes without having the hefty price tag!...

EPC band TBC

## GROUND FLOOR

### ENTRANCE

A part glazed composite front door leads into a lobby with opening into living/dining room

### LIVING/DINING ROOM

A generous open plan room with a dining area to the front with space for table, stairs to first floor, double glazed window to front, radiator with cover. Living area to the rear with fireplace and hearth, coved ceiling, wood style flooring throughout, door to kitchen

### KITCHEN/BREAKFAST ROOM

A stylish modern kitchen fitted to include a wide range of base and wall mounted units with contrasting worktops, breakfast bar with space for stools, single drainer sink unit with tiled splashback, gas hob with extractor fan over, eye level double oven, space for fridge freezer and washing machine, vertical radiator, wall mounted boiler, wood style flooring, double glazed window to rear, double glazed door with picture window beside leading into garden.

## FIRST FLOOR

### LANDING

A generous landing with doors to all rooms, built in storage cupboard

### BEDROOM 1

A generous bedroom with double glazed window to rear with open outlook, built in wardrobe with sliding doors, radiator, coved ceiling

### BEDROOM 2

Double glazed window to front with views towards the fells, radiator

### BEDROOM 3

Double glazed window to front with views to the fells, radiator, built in cupboard over stairs, dado rail



## BATHROOM

A stylish modern bathroom, fitted to include panel bath with electric shower unit and screen, extractor fan, pedestal hand wash basin, low level WC. Tiled splash areas, vertical radiator, double glazed window to rear, wood style flooring

## EXTERNALLY

To the front there is a hardstanding for parking with access to the front door. The front of the property has been recently re-rendered. A door leads into a side passageway used for storage and to access the rear garden which is enclosed and backs onto a paddock, with an area of stone chippings, a crazy paving patio, lawn and a lovely little enclosed seating area at the far end.

## 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](mailto:whitehaven@lillingtons-estates.co.uk)

Council Tax Band: A

Tenure: Freehold

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

Fixtures & Fittings: Carpets, blinds, oven hob and extractor

Broadband type & speed: Standard 6Mbps / Superfast 33Mbps

Mobile reception: Data retrieved from Ofcom dating back to June 24' indicates O2 has service indoors but 3 has no service and the others have limited service. All networks have service outdoors.

Planning permission passed in the immediate area: None known

The property is not listed

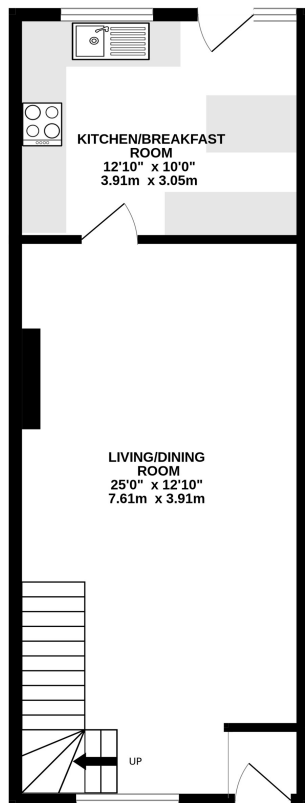
## DIRECTIONS

From Whitehaven head out through Hensingham and on to Cleator Moor. Pass through the centre onto Ennerdale road and at the T-junction with the A5086 turn left northwards. Pass through the village of Frizington and then turn right to Winder into Skelsceugh Road where the property will be located on the right hand side.

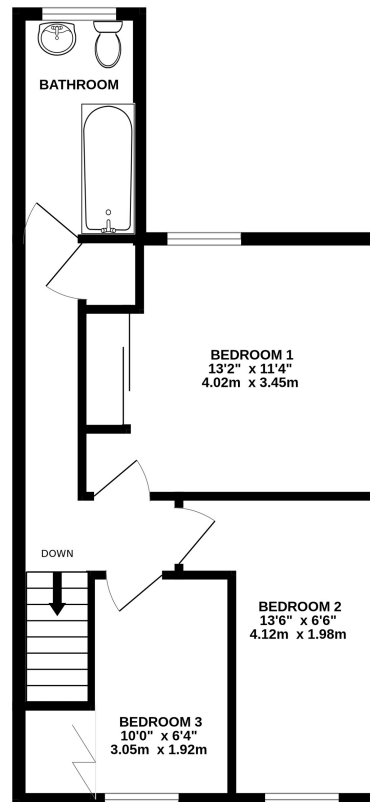




GROUND FLOOR  
445 sq.ft. (41.3 sq.m.) approx.



1ST FLOOR  
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA: 898 sq.ft. (83.4 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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[www.lillingtons-estates.co.uk](http://www.lillingtons-estates.co.uk)

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