

PFK

Bolton Head Farmhouse, Gosforth, Seascale, Cumbria CA20 1EW

Guide Price: £825,000





PEK

LOCATION

The valley of Wasdale stretches over 7 miles from Wasdale Head down to Nether Wasdale and is home to England's highest mountain, Scafell Pike, and deepest lake, Wastwater. Nearby Gosforth has shops, an excellent nursery and primary school with more comprehensive amenities available in Seascale, including rail links to Carlisle and Lancaster. The interesting town of Whitehaven is some 15 miles away with Cockermouth, the birthplace of Wordsworth, a little further afield.

PROPERTY DESCRIPTION

Nestled in the picturesque Wasdale Valley within the Lake District National Park, this traditional four bed farmhouse, dating back to 1692, offers a unique opportunity for those seeking a quintessential rural lifestyle. The property is ideally located near Wastwater and Scafell, providing easy access to some of England's finest fell walking routes, and with beautifully proportioned accommodation, this home is perfect for families looking to relocate to this breathtaking area.

The ground floor features an inviting entrance, formal lounge and a contemporary dining kitchen ideal for modern family living. A separate snug lying to the side of the property offers some of the best views from the property over the Wasdale fells, creating a cosy retreat for relaxation. Additional amenities on this level also include a utility room, a cloakroom/WC, and access to a cellar room, providing ample storage space. To the first floor, there is the ensuite principal bedroom, situated in the oldest part of the property with original beams still evident, together with three further bedrooms and a four piece family bathroom, ensuring comfortable accommodation for all family members. Externally, the property boasts a private driveway leading to the rear with parking for several cars. The formal gardens lie mainly to the front with a paved patio area to the side, perfect for outdoor dining and entertaining, against a backdrop of stunning Lakeland scenery. A further enclosed garden/orchard lying to the rear adds to the charm, while two useful outhouses and a converted semi-detached barn, currently used as a home office, provide additional functional spaces.

It is exceedingly rare to encounter such a property in this idyllic setting on the open market. This farmhouse offers an unparalleled combination of history, charm, and modern convenience, making it an exceptional opportunity. Viewing is highly recommended to fully appreciate the unique lifestyle and breathtaking surroundings this home has to offer.

ACCOMMODATION

Entrance Hall

Accessed via traditional front door. With stairs to the first floor, original slabbed flooring and doors giving access to the lounge and the dining kitchen.

Lounge

3.9m x 3.72m (12' 10" x 12' 2") An attractive reception room with original feature fireplace, traditional radiator, wood flooring and front aspect sliding sash window.

Dining Kitchen

4.54m x 7.43m (14' 11" x 24' 5") Fitted with a range of traditional yet contemporary, matching wall and base units with complementary solid granite work surfacing and upstands, incorporating 1.5 bowl Belfast sink with mixer tap. Matching central island unit, recess for large Aga with tiled splashback and wood mantel over, integrated dishwasher and large understairs pantry cupboard. Slabbed flooring, rear aspect sliding sash window and door giving access to the boot room/rear entrance.

The kitchen opens into a spacious dining area with attractive wood burning stove set in a stone recess with traditional surround, traditional radiator, slabbed flooring, front aspect sliding sash window and door into the snug/second reception room.

Snug/Second Reception Room

3.65m x 4.25m (12' 0" x 13' 11") A bright and spacious room, benefitting from a front aspect window and twin windows to the side, offering superb views over the Wasdale valley. By opening out to the side, (subject to planning consent), it would be possible to make a real feature of this room and make the most of the views from this end of the house. With pitched ceiling, attractive wood burning stove set in a recess with tiled hearth and wood mantel, exposed stone detailing, wood effect flooring and part glazed door out to the rear.

Boot Room/Rear Entrance

2.78m x 3.37m (9' 1" x 11' 1") With original, built in storage cupboards and slabbed flooring, traditional radiator, rear aspect sliding sash window and part glazed UPVC door out to the rear.

Utility Room

2.98m x 3.82m (9' 9" x 12' 6") Fitted with matching wall and base units with complementary work surfacing, incorporating stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Plumbing for under counter washing machine and tumble dryer, space for large fridge freezer, radiator, tiled flooring and front aspect window.

Cloakroom/WC

1.53m x 1.35m (5' 0" x 4' 5") Fitted with concealed cistern WC, small wash hand basin with tiled splashback, and radiator.

Cellar Room

With steps leading down to this room, it is currently utilised for storage, with small window, original storage slabs and flooring.

FIRST FLOOR

Landing

With loft access hatch, storage cupboard and doors leading to the first floor rooms.

Principal Bedroom

3.06m x 5.34m (10' 0" x 17' 6") A spacious, front aspect double bedroom with original exposed beams, pitched roof with Velux rooflight, traditional vertical radiator, door and steps down leading to the ensuite.

Ensuite Bathroom

2.83m x 2.91m (9' 3" x 9' 7") Fitted with a four piece suite comprising concealed cistern WC, wash hand basin set on a vanity unit, freestanding rolltop bath and large, walk in tiled shower cubicle with mains shower. Part sloping ceiling with Velux rooflight, feature lighting, vertical heated chrome towel rail and tiled flooring.

Bedroom 2

3.14m x 3.78m (10' 4" x 12' 5") A generous double bedroom with original feature fireplace, door to a large storage cupboard, radiator and front aspect sliding sash window enjoying open views.

Family Bathroom

3.72m x 2.43m (12' 2" x 8' 0") Fitted with a four piece suite comprising close coupled WC, wash hand basin, tiled sunken bath and tiled shower cubicle with mains rainfall shower. Original feature fireplace, part tiled walls, vertical heated chrome towel rail and rear aspect sliding sash window.

Bedroom 3

4.55m x 2.42m (14' 11" x 7' 11") Double bedroom with traditional radiator and rear aspect sliding sash window.

Bedroom 4

3.52m x 3.39m (11' 7" x 11' 1") With feature fireplace, traditional radiator and front aspect sliding sash window.

EXTERNALLY

Gardens and Parking

There is private access from the road with a sweeping driveway leading round to the rear of the property where there is offroad parking for multiple cars. The property also benefits from two useful outdoor stores lying to the rear - (2.93m x 3.22m (9' 7" x 10' 7") and (3.38m x 2.02m (11' 1" x 6' 8"). The owners have also converted a barn adjacent to the farmhouse, and this is included within the sale and is currently utilised as office space. It would make a great home office for a purchaser working for home but could also be suitable for a variety of other purposes, subject to consent.

The property occupies an expansive plot with the main formal gardens lying to the front, mainly lawned providing an ideal space for families and children to enjoy. A double gated entrance lies to the side and leads to a recently installed large patio area, a superb position to take full advantage of the stunning views over the Wasdale valley and perfect for outdoor dining and entertaining. Also included within the sale is a separate orchard located to the rear of the farmhouse, mainly laid to lawn offering a fine outlook from all aspects and including a large range of mature shrubs, hedging, and mature trees.

ADDITIONAL INFORMATION

Septic Tank

We have been informed that drainage to the property is by way of a septic tank/treatment plant. The vendors have advised that this is compliant with current standards and rules introduced on 1st January 2020, but would recommend that prospective purchasers satisfy themselves that this is the case.

Additional Buildings

Please note the vendor has advised that the adjoining building, which is currently trading as a successful bed and breakfast, may also be available to purchase under separate negotiation.

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 : Naphthens 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

Mains electricity, water & drainage by septic tank/treatment plant. Oil fired central heating 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 D

Viewing: Through our Cockermouth office, 01900 826205.

Directions: Bolton Head Farmhouse can be located using the postcode CA20 1EW, alternatively by using What3words///relegate.handover.observer





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Approximate total area⁽¹⁾
2410.47 ft²
223.94 m²

Reduced headroom
21.74 ft²
2.02 m²



Floor 1 Building 1



Floor 0 Building 1



Floor 0 Building 2

(1) Excluding balconies and terraces

⚠ Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate and should be used as a guide only. Please refer to your plan for illustrative purposes only.

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