



WHITECROFT VILLA | WHITECROFT | GOSFORTH | CUMBRIA | CA20 1AY

PRICE £350,000



Lillingtons
Estate Agents



SUMMARY

Just take a look at this delightful end terrace double fronted cottage in the pretty Lake District Village of Gosforth which benefits from a large forecourt to the side for parking plus a double garage and a separate single garage in a sandstone barn. But even better... BOTH garages have inspection pits!! The property itself is full of charm and is deceptively spacious, including an entrance porch, a large living/dining room with twin fireplaces, a country kitchen with centre island, a utility room with flagstone floor, a fantastic basement den used as a home cinema and bar, plus large store room, three first floor bedrooms with a stylish bathroom and lastly a lovely attic room used as a bedroom and hobby space! This ticks so many boxes and its all in reach of the shops, bakery and pubs in the village plus only a short drive from Wasdale or the coast!

EPC band D

GROUND FLOOR ENTRANCE PORCH

A double glazed PVC door leads into porch with double glazed windows to three sides, tiled flooring, part glazed door into living room

LIVING/DINING ROOM

Two double glazed windows to front, sandstone fireplace with multi fuel stove, wooden floorboards, double radiator with cover, recessed storage cupboards, second chimney breast with cast iron fire surround, space for table and chairs.

KITCHEN

Double glazed window to rear, fitted range of base and wall mounted units with wooden work surfaces and LED kickboard lighting, 1000mm range cooker with extractor over, centre island, butler sink unit, space for American style fridge freezer and dishwasher, quarry tiled flooring, double radiator, doors to utility room and hall

INNER HALL

Lobby area with stairs to first floor

UTILITY ROOM

Part glazed door to rear, under stairs pantry, cold slab worktop with space for washing machine under, cupboard housing wall mounted boiler, flagstone flooring, door with stone stairs leading down to basement with a double glazed window to side,

BASEMENT LEVEL BAR/DEN

Currently used as a home cinema with a fitted bar and shelving for bottles/glasses, window to side, double radiator, door to store

STORE ROOM

Window to front, wood style flooring

FIRST FLOOR LANDING

Stripped doors to rooms, door to stairs leading to attic bedroom, radiator with cover, coloured glass window to side

BEDROOM 1

Double glazed window to front, radiator, fitted bookshelves

BEDROOM 2

Double glazed window to front, radiator, dado rail, bookshelves

BEDROOM 3

Double glazed window to rear, under stairs storage cupboard, double radiator

BATHROOM

Two double glazed windows to rear, freestanding bath with shower attachment, walk-in shower enclosure with thermostatic twin head shower unit, pedestal hand wash basin, low level WC. Tiled flooring, radiator/towel rail unit

SECOND FLOOR ATTIC BEDROOM

A generous room with vaulted ceiling and exposed purlins/A-frame. Two Velux windows to rear, two double radiators, two eaves cupboards

EXTERNALLY

To the front of the property is an enclosed cottage style garden with planted areas and stone chippings. A gated path leads to front door. To the side a gated entrance opens into a large courtyard for parking a number of vehicles with a greenhouse to one side. To the rear of the house is a low maintenance garden area laid with artificial grass and with space for potted plants.

The property also benefits from a double garage with up and over door, power and light plus a handy inspection pit. Set beside this is a further single garage in an attractive sandstone building with a useful loft storage area above and a second inspection pit.

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, range cooker and extractor

Broadband type & speed: Standard 18Mbps / Superfast 80Mbps

Known mobile reception issues: EE has no service. All others ok

Planning permission passed in the immediate area: None known

The property is not listed

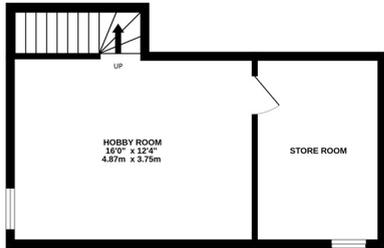
DIRECTIONS

From Whitehaven head south on the A595 passing Egremont and Calderbridge. Take the left hand slip road into Gosforth and at the mini roundabout turn left to continue through the village. Pass the shop and bakery then turning right onto Whitecroft where the property will be situated on the left hand side.

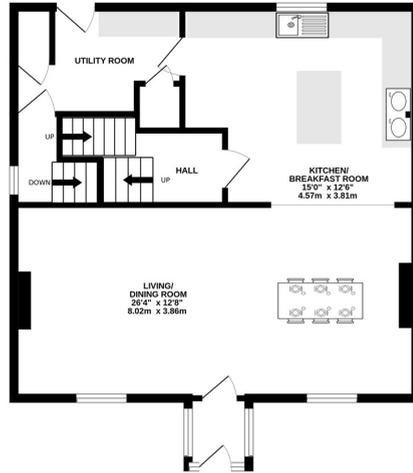




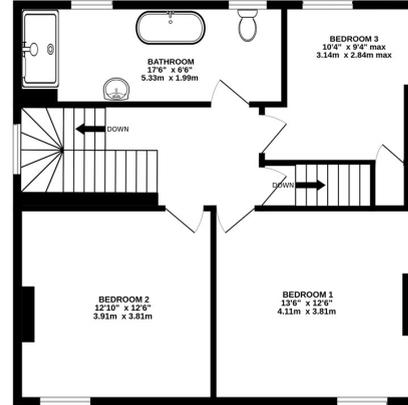
BASEMENT
328 sq.ft. (30.4 sq.m.) approx.



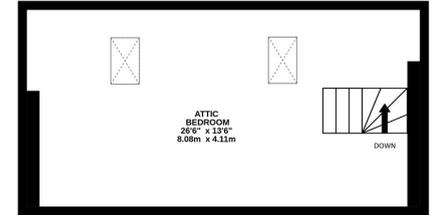
GROUND FLOOR
686 sq.ft. (63.7 sq.m.) approx.



1ST FLOOR
662 sq.ft. (61.5 sq.m.) approx.



2ND FLOOR
341 sq.ft. (31.7 sq.m.) approx.



TOTAL FLOOR AREA : 2016 sq.ft. (187.3 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

58 Lowther Street, Whitehaven, Cumbria CA28 7DP Tel: 01946 590412

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		56	81
England, Scotland & Wales			