

# PFK

21 Meadowfield, Gosforth, Seascale, Cumbria CA20 1HU

Guide Price: £399,950





## LOCATION

The popular village of Gosforth is situated within the Lake District National Park, just a 10 minute drive by car to Wastwater and 5 minutes to the beaches of Seascale. 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 has the fantastic advantage of a railway station on the Cumbrian coastal line which connects with the west coast main line.

## PROPERTY DESCRIPTION

This superbly extended, three/four bedroom detached home, set on one of the largest plots in Gosforth's popular Meadowfield estate, offers an abundance of living space, ideal for family life, and is now being presented to the market with the benefit of no onward chain. Originally a four-bedroom property, it has been cleverly reconfigured to make three larger bedrooms to the first floor, with the potential to easily reinstate the fourth bedroom if needed. The ground floor features a welcoming entrance hall, a large lounge/diner with two sets of patio doors leading to a stunning outdoor terrace, a second reception room/fourth bedroom - also with patio access, a home office, and generous dining kitchen. There's also a convenient ground floor WC.

The first floor boasts three spacious double bedrooms, one benefiting from a dual access, en-suite shower room, alongside a modern family bathroom. The home is surrounded by beautifully landscaped gardens which extend to the front, side, and rear, with the rear gardens offering privacy and an open aspect with stunning countryside views. There's ample parking, including two garages which can be accessed from the house by an undercover lobby area providing additional convenience.

This property, with its versatile and extensive living spaces, is perfect for growing families or those seeking a peaceful home in the heart of the Lake District. Its proximity to local amenities and the scenic countryside makes it an exceptional opportunity for those looking to enjoy the best of village life with modern comforts.

Viewing is highly recommended.

## ACCOMMODATION

### Entrance Hallway

Accessed via uPVC entrance door. With glazed doors providing access to reception rooms, radiator, useful under stairs storage cupboard, access to ground floor WC and stairs to first floor accommodation.

### WC

1.35m x 0.76m (4' 5" x 2' 6")

Situated in the under stairs area. Fitted with low level WC and small, corner wash hand basin with tiled splash back. Small, obscured window.

### Home Office

2.26m x 2.44m (7' 5" x 8' 0")

Front aspect room with radiator.

### Lounge/Dining Area

Living Area 3.47m x 3.90m (11' 5" x 12' 10")

Dining Area 3.48m x 3.21m (11' 5" x 10' 6")

Bright and spacious reception room benefitting from large, front aspect window and two sets of sliding patio doors leading out to the rear terrace and gardens. Open plan, arched access between the living and dining areas, two radiators and door to:-

### Second Reception Room/Bedroom 4

3.33m x 5.09m (10' 11" x 16' 8")

Beautifully bright room with dual aspect windows to rear and side elevations and sliding patio doors providing access to the rear patio. Radiator.

### Dining Kitchen

3.44m x 3.33m (11' 3" x 10' 11") and

3.42m x 2.46m (11' 3" x 8' 1")

A light and airy room with window to rear elevation offering views over the garden and toward open countryside beyond and sliding patio doors providing access to the large terrace at the rear. Fitted with a good range of solid wood, matching wall, base, display and full height units with complementary granite work surfacing incorporating twin sunken sinks with drainer and central mixer tap. Double electric oven integrated at eye level and electric hob with extractor and granite splash back matching the work surfacing. Feature archway, two radiators, tiled flooring and ample space for dining furniture. Access to a large, built in cupboard and part glazed, uPVC door giving access to:-

### Undercover Lobby

A useful, under cover lobby area links the house and one of the garages and provides integral access to the garage. It also has the benefit of uPVC doors to both front and rear which provide direct access to the front driveway and the rear garden.

## FIRST FLOOR

### Landing

A split level staircase leads to the first floor. Window at half level landing and further front aspect window on the main landing. Access to three bedrooms and a family bathroom, large, built in storage cupboard and additional storage cupboard which also houses the controls for the central heating and hot water.

## Bedroom 1

3.45m x 3.34m (11' 4" x 10' 11")

Large, rear aspect, double bedroom enjoying stunning, open views and an abundance of light from sliding patio doors which overlook the terrace. Built in wardrobes with matching drawers, radiator and access to dual access shower room (can also be accessed from the main landing area).

## Dual Access Shower Room

1.84m x 2.91m (6' 0" x 9' 7")

This room can be accessed via the main landing or via Bedroom1. A fully tiled shower room - walls and floor, fitted with modern, white suite comprising large, walk in shower cubicle with mains plumbed shower, and built in vanity units incorporating concealed cistern WC and wash hand basin. Small, obscured window and radiator.

## Family Bathroom

1.84m x 2.19m (6' 0" x 7' 2")

Fully tiled bathroom fitted with white, three piece suite comprising panelled bath with electric shower over, close coupled WC and wash hand basin set on large vanity unit. Obscured window and radiator.

## Bedroom 2

3.41m x 3.55m (11' 2" x 11' 8")

Rear aspect, double bedroom overlooking the garden and open countryside beyond. Radiator and built in wardrobes with mirrored, sliding doors.

## Principal Bedroom Suite

3.09m x 3.54m (10' 2" x 11' 7") and  
3.5m x 2.29m (11' 6" x 7' 6")

Dual aspect room with windows to front and rear elevations, two radiators and built in wardrobes to one wall with matching dresser.

This room was previously two separate bedrooms and has since been converted to provide one impressive suite providing bedroom area and adjoining space ideally suited as a dressing area. If preferred, it could easily be reinstated to recreate the fourth bedroom.

## EXTERNALLY

### Private Driveway

A private driveway provides off road parking for several vehicles and leads to:-

### Two Single Garages

Garage 1 2.76m x 6.83m (9' 1" x 22' 5")

Garage 2 2.60m x 6.89m (8' 6" x 22' 7")

Each garage is accessed via an up and over door to the front providing vehicular access. The garages can also be accessed from the main living accommodation on the ground floor of the property via an undercover lobby which runs between the garages and the house. The lobby also has uPVC pedestrian doors to both front and rear allowing access to the driveway and to the rear garden. The central heating system/boiler is in situ in one of the garages.

### Gardens

The property occupies one of the larger plots on the Meadowfield Estate and also benefits from a great position with open aspect to the rear and fine countryside views. Expansive lawned gardens surround the property to front, side and rear, fully enclosed with mature trees and hedging which allow a feeling of privacy and seclusion. The rear garden is substantial in size and incorporates a beautiful paved patio area – perfect for outdoor dining and entertaining.

## ADDITIONAL INFORMATION

### 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;  
Emma Harrison Financial Services – 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, gas, water & drainage; gas central heating; 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: The property can be located using postcode CA20 1HU and identified by a PFK 'For Sale' board; alternatively by using What3words///clear.procured.untrained





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



**Approximate total area\***  
21,668.07 ft<sup>2</sup>  
201,422 m<sup>2</sup>



**Floor 0**



**Floor 1**

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculators are based on RICS PMS 3C standard.

**GIRAFFE360**