



8 SKELSCEUGH ROAD | WINDER | FRIZINGTON | CUMBRIA | CA26 3UE

PRICE £155,000







## SUMMARY

This lovely traditional semi detached cottage style home is located in the hamlet of Winder near Frizington, close to the Lake District National Park border and only a few hundred yards from an access point onto the famous C2C cycleway, making it ideal for those with outdoor hobbies! The property is well presented and is offered with no chain, including a living room with slate tile floor and multi fuel stove, a generous dining room also with slate tiled floor, a modern fitted kitchen, a useful utility, a ground floor bathroom plus a first floor shower room and finally three reasonable size bedrooms. There is a locked passageway at the side giving access to the lovely rear garden and this backs onto fields behind. A really super place to call home and equally viable as a second home/holiday property too!

EPC band D

## GROUND FLOOR

### ENTRANCE HALL

Part double glazed PVC door leads into hall with slate tiled floor, double radiator, stairs to first floor, door into dining room

### DINING ROOM

Two double glazed windows to side, chimney breast feature, space for table and chairs, double radiator, under stairs storage cupboard, slate tiled flooring, double doors lead into kitchen, opening into living room

### LIVING ROOM

Double glazed window to front with a view towards Blake Fell, multi fuel stove with flagstone hearth, double radiator, coved ceiling, slate tiled flooring

### KITCHEN

Fitted in a range of base and wall mounted units with work surfaces, single drainer sink unit with PVC splashback, electric hob with oven and extractor, space for dishwasher, cupboard housing combi boiler, double glazed window to rear, vertical radiator, part glazed door to utility, tiled flooring

### UTILITY

Part double glazed door to side into garden, door to bathroom, space for washing machine, tumble dryer and fridge freezer, tiled flooring

### GROUND FLOOR BATHROOM

Fitted with panel bath, shower attachment and separate thermostatic shower unit, pedestal hand wash basin, low level WC. Double glazed window to rear, chrome towel rail, extractor fan, tiled walls and flooring

## FIRST FLOOR

### LANDING

Double glazed window to rear, doors to rooms, radiator

### BEDROOM 1

Double glazed window to front with a view towards Blake Fell, radiator

### BEDROOM 2

Double glazed window to rear, double radiator, built in wardrobes to one wall

### BEDROOM 3

Double glazed window to front, radiator

### SHOWER ROOM

Fitted with a quadrant shower enclosure, pedestal hand wash basin, low level WC. Chrome towel rail, extractor fan, built in cupboard, tiled walls and flooring

### EXTERNALLY

To the front of the property there is a compact garden area behind a retaining wall with a gated path leading to front door. At the side a secure passageway leads down the side to access the rear garden. The rear garden includes a concrete sitting area with outside tap, an opening in a dwarf wall leads to the remainder which is laid to lawn with mature borders. The garden backs onto a paddock and field behind,.

### 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

Broadband type & speeds available:

Mobile reception: Data retrieved from Ofcom dating back to December 24' indicates

Planning permission passed in the immediate area: None known

The property is not listed

### DIRECTIONS

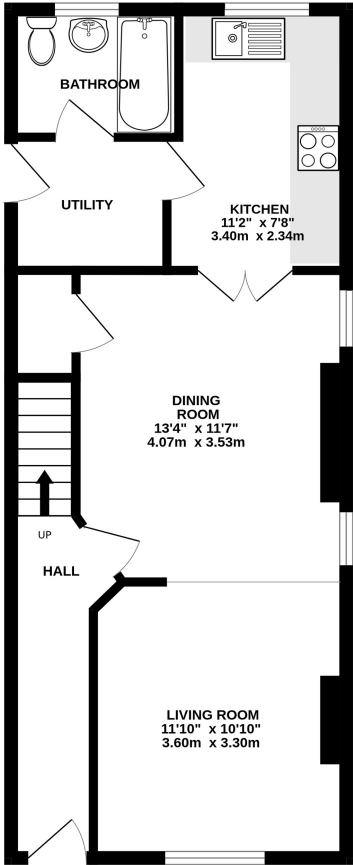
From Whitehaven head out through Hensingham passing the swimming pool and towards Cleator Moor. Take the left turn to Frizington, crossing the two hump back bridges and follow for 3 miles. Once in Frizington turn left at the mini roundabout onto the A5086 towards Cockermouth and follow out of the village. Take the first right turn to Winder after the quarry entrance and follow the road into the hamlet where the property will be located on the right hand side.



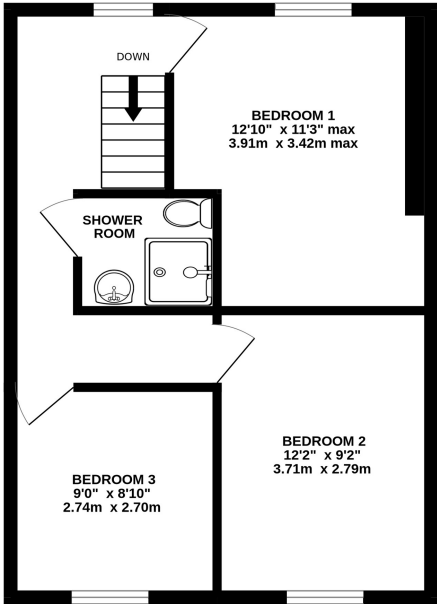




GROUND FLOOR  
514 sq.ft. (47.7 sq.m.) approx.



1ST FLOOR  
446 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA: 960 sq.ft. (89.2 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>57</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

