

PFK

10 Church Hill, Hensingham, Whitehaven, Cumbria CA28 8NE

Guide Price: £375,000





PFK

LOCATION

The property is well located on the outskirts of Whitehaven town centre and just off the main A595 trunk road providing excellent commuter links. Whitehaven itself offers a wide range of amenities including shops, schools, restaurants and leisure facilities. There are good bus and rail links in the town centre connecting it with neighbouring towns and employment centres along the west coast, and the delights of the Lake District National Park are also within easy reach.

PROPERTY DESCRIPTION

A rarely available three bedroom detached bungalow occupying a delightful position on the edge of Whitehaven town centre and presented to the market with no onward buying chain.

Having been in the same ownership for many years, the property has been lovingly maintained and offers a new purchaser a great opportunity to create their own forever home in a most convenient and private setting, close to amenities and within easy reach of major employment centres located along the west coast. The extensive grounds which surround the property, create a perfect setting for families and offer excellent scope for future conversion, with a large loft space also offering further possibilities, both subject to the necessary permissions being obtained.

Accommodation briefly comprises entrance porch, spacious hallway area with storage cupboards, lounge, dining kitchen, conservatory, ensuite principal bedroom, two further double bedrooms and a three piece family bathroom. Externally, there are well orientated lawned gardens to the front of the property, large driveway providing offroad parking for several vehicles and a large single garage. A good sized paved garden is positioned to the rear, with rockery garden and borders well stocked with a variety of fruit bushes. The rear garden also benefits from an outhouse, currently used for storage purposes.

Properties on Church Hill are rarely introduced to the open market, with strong levels of interest expected. Viewing is strongly encouraged.

ACCOMMODATION

Entrance Porch

Accessed via a part glazed UPVC door with an obscured glazed door leading into the hallway.

Hallway

A spacious hallway with coving to the ceiling and benefitting from several storage cupboards, wood effect flooring and loft access hatch. (We understand the loft is fully boarded and therefore provides great scope for conversion should a purchaser wish to do so, and would make an ideal principal suite or perhaps two further bedrooms with dormer windows to take advantage of the fine views over Whitehaven to the front, subject to the necessary permissions being obtained).

Lounge

4.86m x 4.17m (15' 11" x 13' 8") A dual aspect reception room enjoying views over Whitehaven. With coving to the ceiling, attractive fireplace, TV point and wall mounted lighting.

Bedroom 1

3.72m x 4.14m (12' 2" x 13' 7") A large, front aspect double bedroom with decorative coving and door to the ensuite.

Ensuite Shower Room

1.75m x 2.46m (5' 9" x 8' 1") Fitted with a three piece suite comprising large shower cubicle with mains shower, concealed cistern WC and wash hand basin set in vanity unit. Fully tiled walls and flooring, obscured side aspect window and vertical heated chrome towel rail.

Bathroom

1.79m x 2.46m (5' 10" x 8' 1") Fitted with three piece suite comprising panelled bath with central mixer tap and tiled splashbacks, wash hand basin and low level WC, obscured side aspect window.

Bedroom 2

3.25m x 4.11m (10' 8" x 13' 6") A rear aspect double bedroom with decorative coving.

Bedroom 3

3.26m x 2.99m (10' 8" x 9' 10") A side aspect double bedroom with decorative coving.

Kitchen/Diner

2.7m x 6.27m (8' 10" x 20' 7") The kitchen area is fitted with a range of matching wall and base units with complementary work surfacing incorporating 1.5 bowl sink and drainer unit with mixer tap and tiled splashbacks. Integrated dishwasher and electric oven with hob and extractor over, plumbing for washing machine, matching breakfast bar unit and side aspect window. The dining area has ample space for a large dining table and chairs, with door and obscured window into the conservatory.

Conservatory

1.86m x 2.66m (6' 1" x 8' 9") Of dwarf wall construction and glazed to three sides with polycarbonate roof and sliding patio doors giving access out to the rear garden. Large storage cupboard and tile effect flooring.

EXTERNALLY

Gardens and Parking

To the front of the property, a driveway provides offroad parking for several cars and leads to a further extensive parking area and the attached garage. There are substantial lawned gardens lying mainly to the front of the property with gravelled rockery gardens, mature trees and hedging. Side access to both sides of the bungalow lead to a generous enclosed rear garden, mainly paved with attractive borders, a wide variety of fruit trees and bushes, summerhouse, composting area and a delightful rockery garden with mature shrubs. The rear garden also benefits from a small outhouse (1.14m x 2.08m (3' 9" x 6' 10") which has been used for storage purposes.

Garage

6.06m x 3.04m (19' 11" x 10' 0") An attached single garage with up and over door, power and lighting with window to rear and a pedestrian entrance door to the side.

ADDITIONAL INFORMATION

Tenure & EPC

The tenure is freehold.
The EPC rating is D.

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: Napthens, Bendles LLP, Scott Duff & Co Property Lawyers/Conveyancing Service - completion of sale or purchase - £120 to £180 per transaction; Pollard & Scott/Independent Mortgage Advisors - arrangement of mortgage & other products/insurances - average referral fee earned in 2022 was £260.48; 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 gas, electricity, water and drainage. Gas central heating and double glazing installed throughout. Telephone line installed subject to BT regulations. Please note - the mention of any appliances and/or 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: The property can be located using the postcode CA28 8NE and identified by a PFK 'For Sale' board. Alternatively by using [What3Words/////charge.price.poets](https://www.what3words.com/charge.price.poets)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		



Approximate total area⁽¹⁾

1299.76 ft²
120.75 m²

(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.

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