



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

PRICE £135,000







## SUMMARY

We love to market these cottages in Winder which enjoy views to the Lakeland fells at the front and open countryside to the rear because they always sell quickly! This charming semi detached property is a little bit special as it benefits from a ground floor extension to the side, a generous drive at the front with raised seating terrace and a super cute garden to the rear. The living accommodation is light and airy thanks to French doors which have been added to the gable end wall and there is a fitted kitchen, a ground floor bathroom and two generous first floor bedrooms. Whether this is to be your main home, second home or holiday let, don't waste time... get a viewing booked quick before someone else sees the potential and snaps it up!

EPC band TBC

## GROUND FLOOR ENTRANCE HALL

A part double glazed front door leads into hall with stairs to first floor, door to living room

## LIVING/DINING ROOM

A large open plan room with double glazed windows to front and rear, wood burning stove on tiled hearth, double glazed French doors to side onto terrace and drive, under stairs storage cupboard, double and single radiators, door to kitchen

## KITCHEN

Fitted range of base and wall mounted units with work surfaces, single drainer sink unit with tiled splashbacks, gas hob with oven and extractor, space for fridge and washing machine, double glazed window to rear, part double glazed door to garden, opening into rear porch, double radiator

## REAR PORCH

Double glazed window to side, space for fridge freezer, part double glazed door to front onto drive, door to bathroom

## GROUND FLOOR BATHROOM

Double glazed window to rear, panel bath, pedestal hand wash basin, low level WC. Radiator, tiled walls, cupboard housing combi boiler

## FIRST FLOOR LANDING

Double glazed window to side with views to the fells, doors to rooms, access to loft space

## BEDROOM 1

Double glazed window to front with a view to Blake Fell and Pillar, radiator, wardrobe recess

## BEDROOM 2

Double glazed window to rear, double radiator



## EXTERNALLY

To the front of the property there is a paved garden area with path to front door. At the side there is a concrete drive for parking with a raised terrace behind for seating/dining furniture. Side path to rear garden. The rear garden is laid to lawn with planted flower beds and back onto a paddock 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: Presume Freehold

Services: Mains water, gas and electric are connected, mains drainage

Fixtures & Fittings: Carpets, oven hob and extractor

Broadband type & speeds available: Standard 6Mbps / Superfast 33Mbps / Ultrafast 1000Mbps

Mobile reception: Data retrieved from Ofcom dating back to December 24' indicates O2 and Vodafone have signal outdoors and variable service indoors. EE and 3 do not have service indoors.

Planning permission passed in the immediate area: None known

The property is not listed

## DIRECTIONS

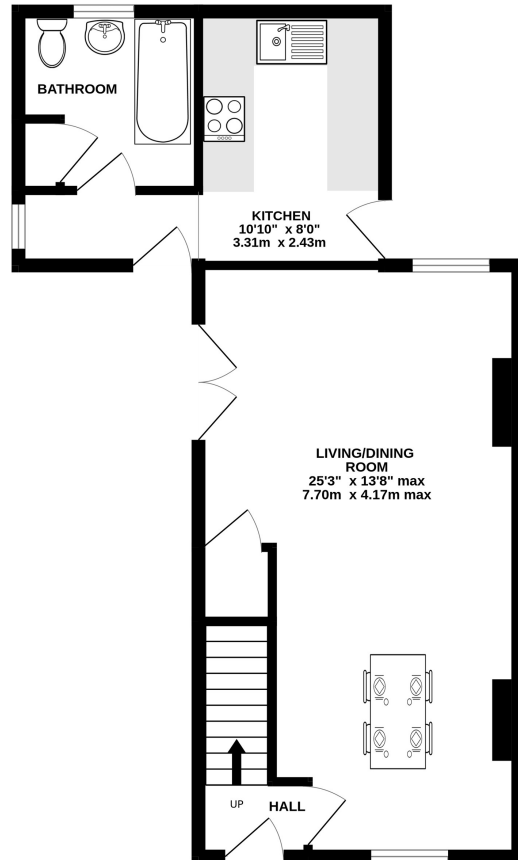
From Whitehaven head out through Hensingham towards Cleator Moor and after passing the swimming pool turn left to Frizington. Follow this lane over two hump back bridges and on to Frizington, turning left at the mini roundabout onto the A5086 towards Cockermouth. Follow the road out of Frizington and take a right turn to Winder, into Skelsceugh Road. The property will be located on the right hand side.



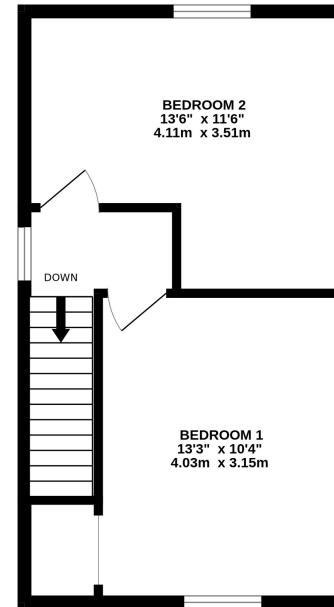




GROUND FLOOR  
509 sq.ft. (47.3 sq.m.) approx.



1ST FLOOR  
345 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA : 854 sq.ft. (79.3 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](http://www.lillingtons-estates.co.uk)

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