

# PFK

Hillcrest Cottage, Kirkland, Frizington, Cumbria CA26 3YB

Guide Price: £209,950







PERK

## LOCATION

The village of Kirkland lies in open countryside near Ennerdale, on the fringe of the Lake District National Park with Ennerdale Bridge close by, together with stunning walks around Ennerdale Water and Loweswater, enjoying superb Lakeland views. Kirkland is just a short driving distance from the A5086 giving good commuting access to Cockermouth, Egremont, Sellafeld and beyond and is within catchment for Lamplugh, Keswick and Cockermouth schools.

## PROPERTY DESCRIPTION

Nestled in the western corner of the Lake District, lies a beautiful Lakeland cottage that has become a successful holiday retreat for many visitors. Boasting an array of character features, from its exposed beams and stone walls, Hillcrest Cottage occupies a delightful position in the popular village of Kirkland and is now offered for sale with no onward buying chain.

The cottage would also make a great second home or first time buy, being conveniently located for commute into neighbouring towns and employment centres. In brief comprising entrance porch with traditional stone flooring, leading into a cosy lounge which retains many charming original features including exposed timbers and a traditional sandstone inglenook fireplace with cast iron wood burning stove, contemporary kitchen, which opens into a stunning oak framed conservatory, a particular highlight of this charming cottage, which provides a lovely dining/entertaining space and overlooks the gardens to the rear. To the first floor, a split level landing provides access to a large four piece bathroom, double bedroom with stunning exposed beams and wood burner, and a further bedroom which enjoys views over the western fells.

Externally, the property boasts a delightful garden to the rear, which has been beautifully landscaped and provides a perfect outdoor space to relax and take in the views over the rural landscape and fells beyond.

Viewing is highly recommended.

## ACCOMMODATION

### Entrance Porch

Accessed via traditional entrance door. With stone flooring and original door giving access into the lounge.

### Lounge

4.29m x 4.12m (14' 1" x 13' 6") A front aspect reception room with exposed ceiling timbers, traditional, sandstone inglenook fireplace with cast iron wood burning stove on a slate hearth, radiator and door giving access into the inner hallway.

### Inner Hallway

With access into the kitchen and split level staircase leading to the first floor with large understairs storage space, currently housing a washer/dryer.

### Kitchen

4.80m x 2.69m (15' 9" x 8' 10") Fitted with a range of contemporary, matching wall, base and full height units with complementary work surfacing and upstands, incorporating 1.5 bowl sink and drainer unit with mixer tap. High end integrated appliances including electric oven with gas hob and extractor over, dishwasher, fridge, freezer and microwave. Wood effect flooring, radiator and open access into the conservatory.

## Conservatory

3.92m x 3.66m (12' 10" x 12' 0") A beautiful oak framed conservatory with exposed oak lintels and tiled roof, floor to ceiling windows and door giving access out to the rear garden. Feature cast iron wood burning stove, vertical radiator and wood effect flooring with inset lighting.

## FIRST FLOOR

### Principal Bedroom

4.32m x 4.09m (14' 2" x 13' 5") A delightful double bedroom with beautiful, exposed ceiling timbers and apex beam, traditional sandstone fireplace with wood burning stove on a traditional hearth, radiator and front aspect window with exposed lintel.

### Bedroom 2

1.91m x 2.68m (6' 3" x 8' 10") A rear aspect double bedroom with radiator and enjoying views over open countryside towards the Lakeland fells beyond.

### Bathroom

2.39m x 1.77m (7' 10" x 5' 10") Fitted with a four piece suite comprising low level WC, wash hand basin, freestanding bath with central mixer tap and separate tiled shower cubicle with mains shower. Fully tiled walls and wood effect flooring, chrome laddered radiator and obscured side aspect window.

## EXTERNALLY

### Gardens

To the front, the property benefits from a small garden which has been beautifully planted with a wide array of shrubbery and flowers, providing a delightful entrance to this charming property. The main gardens lie to the rear, having been beautifully landscaped to maximise the space, and provide various seating areas and slate chipped pathways, lawned area, pergola and well stocked floral borders with mature trees and hedging. The garden provides a great outdoor dining/entertaining area or space to relax following a days walking in the fells and enjoy views over the rural landscape towards the Lakeland fells beyond.

## ADDITIONAL INFORMATION

### Tenure & EPC

The tenure is freehold.  
The EPC rating is E.

### 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; Pollard & Scott/Independent Mortgage Advisors – 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, water and drainage. LPG heating and double glazing installed. 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.

Viewing: Through our Cockermouth office, 01900 826205.


Directions: The property can be located using the postcode CA26 3YB and identified by a PFK 'For Sale' board. Alternatively by using [What3Words///spirits.brilliant.landings](https://www.what3words.com/spirits.brilliant.landings)







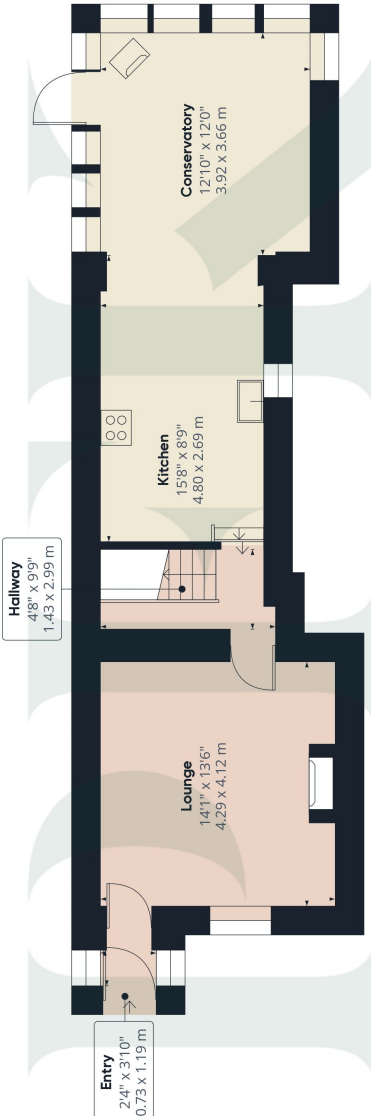
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	42	57
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



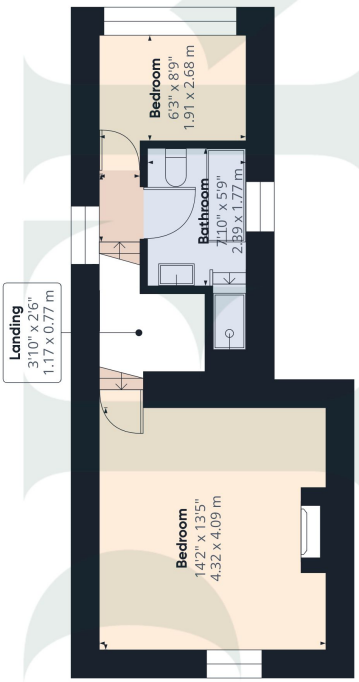
Approximate total area<sup>(1)</sup>

859.24 ft<sup>2</sup>

79.83 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 and should not be relied upon for plan 65 for illustrative purposes only.

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