

# PFK

Whitriggs Villa, Drigg Road, Seascale, Cumbria CA20 1NZ

Guide Price: £450,000





## LOCATION

The property is located on the outskirts of Drigg and Seacale, and is surrounded by rolling countryside with the western Lakeland fells close by. In a convenient location for those wishing to commute, there are excellent road links, via the A595, and rail links connecting to neighbouring towns and employment centres along the west coast. Good local amenities can be found in Seascale including doctors surgery and pharmacy and the interesting towns of Whitehaven and Cockermouth are within easy reach.

## PROPERTY DESCRIPTION

Whitriggs Villa is a truly impeccable 5 bed detached family home located on the outskirts of Seascale village, surrounded by rolling countryside, stunning Lakeland fell views and views towards the coast. The property offers spacious family accommodation with enclosed garden in a delightful location on the edge of the ever popular Lake District National Park.

The accommodation briefly comprises three reception rooms, all with open countryside views, a spacious kitchen with bespoke units and breakfast bar area, utility room and shower room to the ground floor. To the first floor, there are five good sized double bedrooms, two of the bedrooms sharing a Jack and Jill shower room and the main four piece family bathroom.

Externally, the property benefits from generous, enclosed wraparound gardens enjoying breathtaking coastal and fell views, together with an attractive wooden summerhouse, garage and coal/log store.

Whitriggs Villa is truly a one of a kind property. Due to its semi-rural location, modern decor and flexible layout, the property is certain to be popular and viewings are highly recommended.

## ACCOMMODATION

### Entrance Hall

2.9m x 3.5m (9' 6" x 11' 6") Accessed via UPVC front door with glazed insert. Stairs to first floor with understairs storage cupboard, part panelled walls and laminate flooring. Rear aspect window with views over open fields towards the sea and original doors giving access to all ground floor rooms.

### Living Room

6.5m x 3.5m (21' 4" x 11' 6") A bright and spacious reception room (was previously two rooms) with log burning stove on slate hearth in wood fireplace and feature brick surround and large front aspect bay window with fitted shutters with inset blinds. To the rear of the room is a snug area with rear aspect window with fitted shutters and inset blinds offering views over the garden and towards the sea.

### Office/Reception Room 2

3.5m x 3.5m (11' 6" x 11' 6") Front aspect reception room (currently utilised as an office), with large bay window with fitted shutters and inset blinds, bespoke, alcove storage cupboards and wall mounted shelving.

### Dining Room

3.0m x 3.5m (9' 10" x 11' 6") A rear aspect room enjoying open views over the fields towards the sea. With ample space to accommodate large dining table, original cupboards and laminate flooring.

### Kitchen

2.6m x 7.3m (8' 6" x 23' 11") A spacious kitchen, fitted with a range of bespoke, wood wall, base and display units with complementary black marble effect work surfacing and upstands, incorporating 1.5 bowl stainless steel sink and drainer unit with mixer tap. Large Rangemaster cooker with splashback and extractor over, wine rack, matching breakfast bar providing informal dining space for up to five. Laminate flooring, side aspect window and sliding patio doors leading out to the rear garden with views towards the western Lakeland fells and part glazed, external door leading to the front of the property.

### Utility Room

3.4m x 2.6m (11' 2" x 8' 6") Fitted with a range of matching wall, base, display units and work surfacing as the kitchen, with a window to one side of the property, and a part glazed external door to the other leading out towards the garden. With plumbing for washing machine and tumble dryer, space for freezer and laminate flooring.

### Shower Room

3.3m x 1.0m (10' 10" x 3' 3") Fitted with three piece suite comprising shower cubicle with mains shower, wash hand basin in vanity unit and WC, vertical heated chrome towel rail and obscured, rear aspect window.

## FIRST FLOOR LANDING

A generous landing with window at half landing level, part panelled walls and doors leading to all first floor rooms.

## Principal Bedroom

4.9m x 3.6m (16' 1" x 11' 10") Generous double bedroom with twin, front aspect windows and fitted wardrobe with storage over.

## Bedroom 2

3.5m x 3.6m (11' 6" x 11' 10") Front aspect double bedroom enjoying open views towards the Lakeland fells.

## Bedroom 3

3.0m x 3.6m (9' 10" x 11' 10") Rear aspect double bedroom with attractive open views towards the coast. With original, feature cast iron fireplace (not currently in use).

## Bathroom

3.5m x 2.7m (11' 6" x 8' 10") Fitted with four piece suite comprising walk in, panelled shower cubicle with electric shower, pedestal wash hand basin, WC and freestanding, roll top slipper bath with floor mounted taps and hand held shower attachment. Feature, original cast iron fireplace, vertical heated chrome towel rail, tile effect flooring and obscured rear aspect window.

## Bedroom 4

2.6m x 2.8m (8' 6" x 9' 2") Further front aspect double bedroom with access to Jack and Jill shower room.

## Bedroom 5

2.6m x 2.6m (8' 6" x 8' 6") Rear aspect double bedroom with open views towards the coast and access to Jack and Jill bathroom.

## Jack & Jill Shower Room

1.6m x 1.6m (5' 3" x 5' 3") Fitted with three piece suite comprising shower cubicle, wash hand basin and WC, vertical heated chrome towel rail and obscured side aspect window.

## EXTERNALLY

### Gardens

To the front, there is an enclosed paved area with side access gate leading to the generous, wraparound gardens. The enclosed gardens to the side and rear are mainly laid to lawn with shrub border and patio seating area. The property also benefits from a garage (currently used for storage), coal/log store and a large wood summer house.

## ADDITIONAL INFORMATION

### Septic Tank

We have been informed that the property has a septic tank and would advise any prospective purchaser to check it complies with current standards and rules introduced on 1st January 2020.

### Tenure & EPC

The tenure is freehold.  
The EPC rating is TBC.

### 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 2021 was £233.44; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00; - Mitchells Co Ltd - £50 per property contents referral successfully processed (worth £300 or more) plus 5% introduction commission on the hammer price of any goods sold from that referral. All figures quoted are inclusive of VAT.

## SALE DETAILS

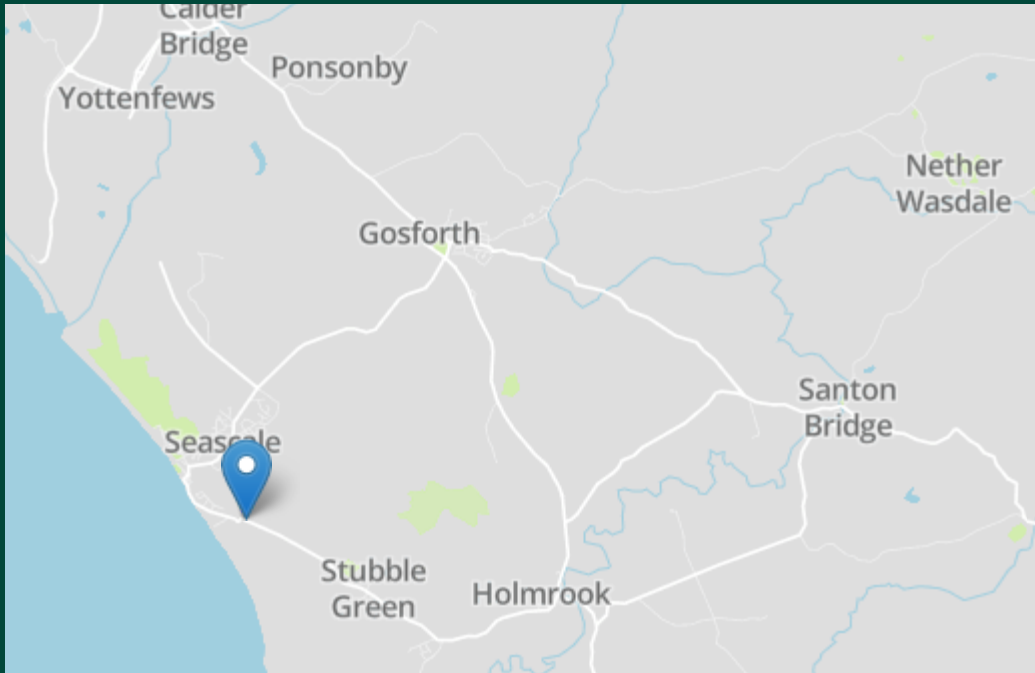
Mains electricity, water and septic tank drainage. Oil fired central heating and double glazing installed throughout. Telephone line installed subject to BT regulations. Please note - the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band C

Viewing: Through our Cockermouth office, 01900 826205.

Directions: From Whitehaven travel south on the A595 for approx. 11 miles following signs for Seascale and Gosforth. Turn right where signposted for Seascale and continue through the village. Follow the road towards the beach and over the railway bridge and the property can soon be found on the right hand side.



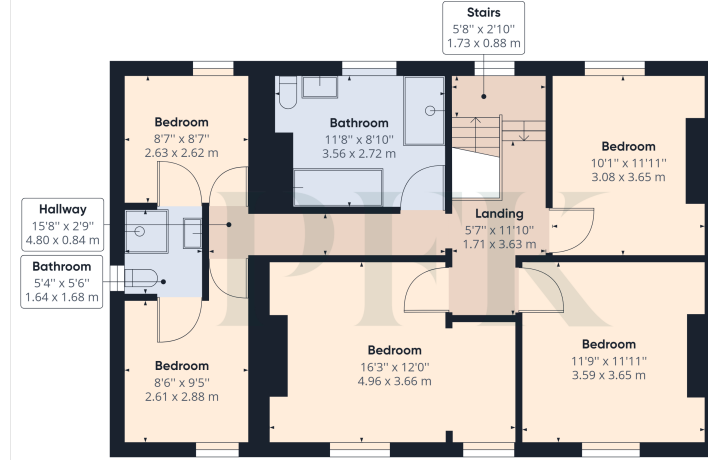


**PFK**

Approximate total area<sup>(1)</sup>  
1004.04 ft<sup>2</sup>  
93.28 m<sup>2</sup>

<sup>(1)</sup> 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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**PFK**

Approximate total area<sup>(1)</sup>  
829.77 ft<sup>2</sup>  
77.09 m<sup>2</sup>

<sup>(1)</sup> Excluding balconies and terraces

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