

PFK

2 Meadowfield, Gosforth, Seascale, Cumbria CA20 1HX

Guide Price: £285,000





PEK

LOCATION

The village of Gosforth is situated within the Lake District National Park, a short distance from the coast and beaches of Seascale and gateway to the beautiful valleys of Wasdale and Eskdale. Gosforth has a good range of amenities including shops, restaurants and primary school, and is conveniently placed for commuting to the major local employment centres of the area. Seascale is some 2 miles away with an excellent range of amenities including school, GP and pharmacy and the fantastic advantage of a railway station on the Cumbrian coastal line which connects with the west coast main line.

PROPERTY DESCRIPTION

Located in a sought after residential close in Gosforth, within the breathtaking Lake District National Park, this well maintained 3 bed semi-detached home is perfect for families or those relocating to enjoy a tranquil, yet well connected lifestyle.

The current owners have lovingly improved the property, which boasts an open plan, family friendly layout on the ground floor. Upon entering, a welcoming hallway leads to a bright and airy lounge that seamlessly flows into a spacious dining kitchen. The open plan design creates a wonderful sense of space, and the bifold doors to the rear of the property lead directly out on to a decked patio area, perfect for indoor and outdoor living and opening onto the beautifully landscaped garden, perfect for entertaining and enjoying family time. An undercover side passage connects to a spacious utility room, modern cloakroom/WC and an integral garage, which offers fantastic potential for conversion into a self contained annexe, ideal for multigenerational living or additional accommodation. Upstairs, the first floor features three well proportioned bedrooms and a modern three piece family bathroom, offering plenty of space for a growing family.

Externally, the property benefits from driveway parking, a lawned front garden, and a substantial rear garden, a true highlight of the property. Recently landscaped, the attractive garden features a composite decked patio, two slate patios, lawned areas, and an additional, separate decked section perfect for children to play, creating an ideal space for outdoor dining and relaxation.

This move in ready home offers the perfect balance of indoor and outdoor living, making it an excellent choice for families and those looking to relocate to a peaceful, yet convenient location. Early viewing is highly recommended.

ACCOMMODATION

Entrance Porch

1.98m x 1.49m (6' 6" x 4' 11") Accessed via composite door with obscured glazed inserts and side panels. With cloaks area, glazed oak door into the hallway and a further oak door with obscured glazed side panels leading into the undercover lobby to the side of the property.

Hallway

With split level staircase to the first floor with solid oak balustrades and front aspect obscured glazed window at half landing level. useful understairs storage cupboard, radiator and glazed door leading to the kitchen area, with further solid oak door giving access into the lounge.

Lounge

4.33m x 3.99m (14' 2" x 13' 1") A bright reception room with gas fire set in an attractive contemporary surround with contrasting hearth and backplate, radiator, large front aspect window and open access into the dining kitchen.

Dining Kitchen

3.12m x 6.03m (10' 3" x 19' 9") An open plan design with laminate flooring throughout and newly installed bifold doors leading out to the composite decked area and slate patio to the rear of the property. The kitchen has been fitted with a range of matching wall and base units with complementary work surfacing and matching splashbacks, incorporating 1.5 bowl stainless steel sink and drainer unit with mixer tap. Matching breakfast bar unit and ample space for large dining table and chairs, plumbing for dishwasher and space for freestanding cooker with extractor over, radiator and rear aspect window overlooking the garden.

Lobby Area

2.51m x 1.5m (8' 3" x 4' 11") Accessible directly from the main entrance porch, with polycarbonate roof and part glazed UPVC door with part glazed side panel leading out to the rear garden. With doors giving access to the utility/laundry room, cloakroom/WC and integral garage.

This area would be great for conversion to provide ancillary accommodation or perhaps as a self contained annexe for a dependent relative if required, subject to the usual permissions being obtained.

Utility/Laundry Room

1.87m x 2.65m (6' 2" x 8' 8") With plumbing for white goods, rear aspect window and small wash hand basin, wall mounted shelving

Cloakroom/WC

1.21m x 1.39m (4' 0" x 4' 7") Fitted with close coupled WC, wash hand basin on a small vanity unit, inset ceiling spotlights, fully tiled walls and flooring, and vertical heated chrome towel rail.

FIRST FLOOR

Landing

With large storage cupboard, loft access hatch, obscured side aspect window and oak doors leading to the first floor rooms.

Family Bathroom

2.23m x 1.78m (7' 4" x 5' 10") Fitted with a white three piece suite comprising WC, wash hand basin and panelled bath with electric shower over. Fully tiled walls and flooring, chrome laddered radiator and obscured side aspect window.

Bedroom 2

2.53m x 4.02m (8' 4" x 13' 2") A rear aspect double bedroom overlooking the garden and enjoying views towards the local Lakeland fells. With radiator and fitted double wardrobe.

Bedroom 1

4.3m x 2.94m (14' 1" x 9' 8") A bright and spacious front aspect double bedroom with radiator and fitted wardrobe.

Bedroom 3

3.4m x 1.91m (11' 2" x 6' 3") A front aspect bedroom with radiator and large overstairs storage cupboard.

EXTERNALLY

Gardens and Parking

To the front of the property, there is an attractive lawned garden with offroad parking for several cars on the driveway leading to the integral garage. The enclosed rear garden is substantial in size and has been beautifully landscaped by the present owners to make the most of the space and offers a great space for children to play. An attractive, composite decked area and slate patio are accessible directly from the bifold doors in the dining kitchen, and provide the perfect space for outdoor dining and entertaining. In addition, the rear garden also benefits from a large section of lawn with delightful rockery gardens and a mix of flowers and shrubbery, a further slate patio and an additional, separate decked area.

Garage

4.9m x 2.49m (16' 1" x 8' 2") Integral garage with up and over door, power, lighting and wall mounted shelving.

ADDITIONAL INFORMATION

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 :
Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction;
Emma Harrison Financial Services – 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

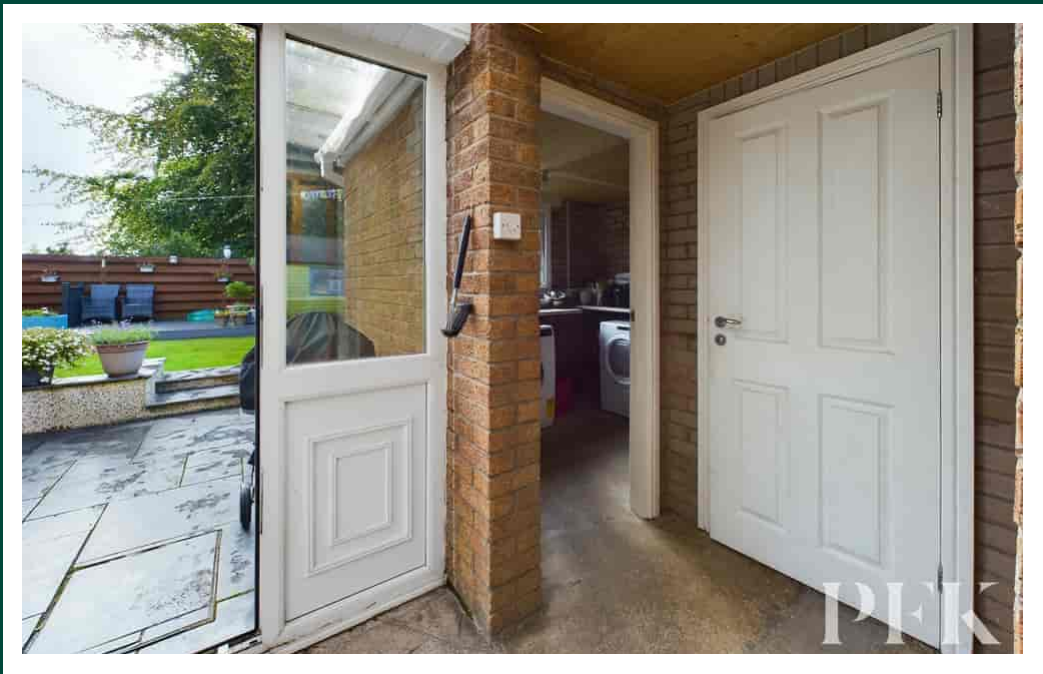
Mains gas, electricity, water & drainage. Gas fired central heating and double glazing installed throughout. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band C

Viewing: Through our Cockermouth office, 01900 826205.

Directions: The property can be located using the postcode CA20 1HX and identified by a PFK for sale sign. Alternatively by using What3words///pokers.replace.incorrect





Pfk

Approximate total area⁽¹⁾

1194.59 ft²

110.98 m²

Pfk

Floor 0

Floor 1

(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. Calculations are based on RICS PMS 3C standard.

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