

PFK

Ghylwood House, Gosforth, Seascale, Cumbria CA20 1AH

Guide Price: £450,000





PFR

LOCATION

The popular village of Gosforth is situated within the Lake District National Park, just a 10 minute drive by car to Wastwater and 5 minutes to the beaches of Seascale. Gosforth has a good range of amenities including shops, restaurants and a 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 has the fantastic advantage of a railway station on the Cumbrian coastal line which connects with the west coast main line.

PROPERTY DESCRIPTION

Introducing a characterful 4/5 bedroom detached family home located in the picturesque Lakeland village of Gosforth. Ghylwood House is ideally situated close to the village centre and amenities, offering easy access to the stunning Wasdale and Eskdale valleys, and is just a short drive to the beautiful beaches of nearby Seascale.

The ground floor of the property features an inviting entrance hall, stunning kitchen that seamlessly opens to a dining room, cosy lounge with a wood burning stove, a second reception room/playroom which could serve as a fifth bedroom, and a convenient cloakroom/WC. To the first floor, there are three generously sized bedrooms, a smaller fourth bedroom, currently utilised as a dressing room, four piece family bathroom, and an additional shower room, providing ample space and comfort for the entire family.

The property enjoys off road parking to the front and a large detached garage, which includes two rooms to the rear – one currently set up as a utility room and the other as an art studio. This versatile space offers excellent potential for conversion into ancillary accommodation or an annexe, subject to planning permission. The owner also advises that plans have been approved for a first floor extension over the hallway and second reception room for a large bedroom, providing further opportunities to expand and customise this delightful home. Benefiting from a lovely open aspect, the gardens back onto the childrens' play park at the rear, and the gardens have been thoughtfully landscaped to create an ideal space for families and children to enjoy. The outdoor area features a patio, a well maintained lawn, and an allotment area, making it perfect for outdoor entertaining and gardening enthusiasts.

This unique home combines character, charm, and practicality, making it an excellent choice for those seeking a family residence in a beautiful and convenient location. Viewing is highly recommended.

ACCOMMODATION

Entrance Hallway

Accessed via traditional part glazed front door. With original staircase leading to the split level landing and the first floor, decorative coving and dado rail, wood flooring and part glazed door leading to the large open plan kitchen/dining area.

Cloakroom/WC

1.91m x 0.96m (6' 3" x 3' 2") Fitted with low level WC and small, corner wash hand basin, radiator and obscured rear aspect window.

Kitchen

4.92m x 4.44m (16' 2" x 14' 7") Fitted with a range of stylish, matching wall and base units with complementary granite work surfacing and upstands, incorporating 1.5 bowl sink and drainer unit with mixer tap and quadrant tiled splashbacks. Matching breakfast bar unit and integrated appliances including countertop mounted electric hob with extractor over, dishwasher and eye level electric double oven. Decorative coving, wood flooring, rear aspect window and open access into the dining area.

Dining Area

4.02m x 3.35m (13' 2" x 11' 0") With decorative coving and dado rail, exposed stonework with feature fireplace, two radiators, wood flooring and an attractive front aspect bay window with sliding sash windows.

Inner Hallway

With cloaks area, radiator and part glazed UPVC door leading out to the rear gardens.

Lounge

4.59m x 4.66m (15' 1" x 15' 3") A generous, front aspect reception room with decorative coving and dado rail, attractive wood burning stove set in an exposed stone surround with slate hearth, radiator, wood flooring and three sliding sash windows.

Reception Room 2/Playroom/Bedroom 5

3.35m x 3.28m (11' 0" x 10' 9") A rear aspect room with radiator and wood flooring.

FIRST FLOOR

Landing

With attractive arched window with window seat at half landing level, enjoying views over the garden. The landing has decorative coving, dado rail, radiator and doors leading to the first floor rooms.

Bedroom 1

3.18m x 3.45m (10' 5" x 11' 4") A rear aspect double bedroom with window seat and enjoying views over the gardens towards the playing field beyond. With decorative coving, dado rail and radiator.

Family Bathroom

2.03m x 3.32m (6' 8" x 10' 11") Fitted with a four piece suite comprising low level WC, wash hand basin, panelled bath and shower cubicle. Part tiled walls, loft access hatch, radiator, wood effect flooring and front aspect obscured sliding sash window.

Bedroom 2

3.42m x 3.53m (11' 3" x 11' 7") With decorative coving, feature fireplace, radiator, wood effect flooring and front aspect sliding sash window.

Dressing Room/Bedroom 4

1.76m x 3.07m (5' 9" x 10' 1") A front aspect room with radiator and sliding sash window with window seat.

Bedroom 3

2.69m x 3.13m (8' 10" x 10' 3") A front aspect double bedroom with radiator and sliding sash window with window seat.

Shower Room

1.67m x 1.84m (5' 6" x 6' 0") Fitted with a three piece suite comprising close coupled WC, wash hand basin and tiled corner shower cubicle with mains rainfall shower. Fully tiled walls, radiator and obscured rear aspect window.

EXTERNALLY

Gardens and Parking

There is offroad parking for up to three cars to the front of the property, leading to a large detached garage. Side access leads to the rear gardens which have been perfectly landscaped for families and children to enjoy, with large sections of lawn, paved patio areas, allotment area which currently houses chickens, small stone built outhouse and a chipped pathway which leads directly out on to the play park which borders the property to the rear.

Garage

4.72m x 8.01m (15' 6" x 26' 3") A large detached garage with up and over door, power and lighting.

The garage also benefits from two rooms to the rear, one of which is utilised as a utility room (2.24m x 2.39m (7' 4" x 7' 10") with power, lighting and plumbing, and the other is currently utilised as an art studio (2.00m x 2.38m (6' 7" x 7' 10") with power and lighting.

This space provides great opportunities to extend the main living accommodation or to convert perhaps to an annexe or holiday cottage, subject to permissions.

ADDITIONAL INFORMATION

Extension

The owner also advises that plans have been approved for a first floor extension over the hallway and second reception room which would add to the first floor layout of the property.

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

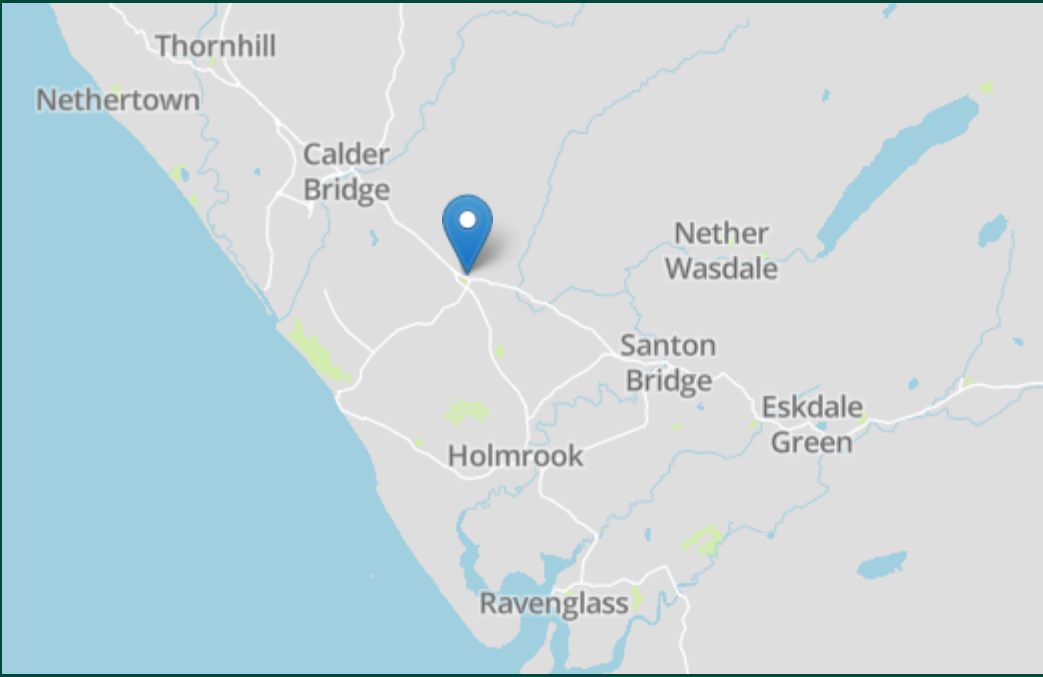
Mains gas, electricity, water & drainage. Gas fired central heating and double glazing installed throughout. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band D

Viewing: Through our Cockermouth office, 01900 826205.

Directions: The property can be located using the postcode CA20 1AH and identified by a PFK for sale board. Alternatively by using What3words///worlds.runs.bypasses





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	54	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Approximate total area⁽¹⁾

2030.61 ft²
18865 m²

Floor 1 Building 1

Floor 0 Building 1

Floor 0 Building 2

(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 planning or other purposes.

GIRAFFE360