



Located in a quiet village on the edge of the Lake District National Park

Spacious open plan lounge and diner

Two double bedrooms and a versatile loft room

Ennerdale Water and surrounding fells is just 15 minutes away

Few minutes drive to the town of Cleator Moor, Egremont and Whitehaven

Boasts a fantastic garden, enjoy the sun and lovely views

Well maintained kitchen and bathroom

Ideal for adding your own stamp or perhaps value

The Cumbrian Coastline is just a 25 minute drive away

Offered for sale with no forward chain

Welcome to your potential new home in the heart of a peaceful village nestled on the cusp of the breathtaking Lake District National Park. Picture perfect landscapes frame this charming property, offering a serene escape from the hustle and bustle of daily life.

As you gaze out of the rear windows, be greeted by sweeping countryside panoramas and majestic fell views that will leave you in awe. Step outside and discover a fantastic garden, the ideal setting to soak up the sun's rays or revel in the lovely vistas that surround you. Whether it's a space for children to play freely, a spot to unwind with a book in hand, or an opportunity to cultivate your very own fruit and vegetables, this garden offers endless possibilities for enjoyment and relaxation.

Inside, the property welcomes you with a spacious open plan lounge and diner, creating a warm and inviting ambience perfect for hosting gatherings or simply unwinding after a long day. The well-maintained kitchen and bathroom provide all the essentials for modern living, ensuring convenience and comfort at every turn.

Two generously sized double bedrooms offer peaceful retreats for rest and relaxation, while a versatile loft room presents a world of possibilities, whether you envision it as a home office, a playful haven for children, or simply a storage haven to keep your belongings neatly organised.

This property is a blank canvas awaiting your personal touch, offering the perfect opportunity to infuse it with your unique style and flair, while potentially adding value to this inviting abode.

Conveniently located just a stone's throw away from Cleator Moor, Egremont, and Whitehaven, essential amenities and services are within easy reach, making daily errands a breeze. Take a scenic drive down to the picturesque Cumbrian Coastline, just 25 minutes away, where sand, sea, and endless horizons await your exploration.

For nature enthusiasts and outdoor adventurers, Ennerdale Water and the surrounding Fells are a mere 15 minutes away, offering a playground of natural beauty to immerse yourself in and explore to your heart's content.

This property is offered for sale with no forward chain, providing a seamless and stress-free transition for prospective buyers. Additionally, the option to include the existing furniture in the sale presents a hassle-free opportunity to make this house your home without the added burthen of furnishing it from scratch.

Don't miss out on the chance to make this tranquil retreat your own slice of paradise in the idyllic countryside setting – schedule a viewing today and envision the endless possibilities that await you in this charming village gem.



Selling with First Choice Move

First Choice Move began in 2010 from humble beginnings—from a kitchen table in Egremont. Built on family values, hard work, and a passion for property, we have grown to become the largest estate agency in West Cumbria. As a family-run business, we believe in combining traditional estate agency values with the very latest marketing techniques to ensure every property gets maximum exposure. From high-quality photography, 3D tours, drone photography, videos and professional floorplans to online advertising and social media campaigns, we use a tailored approach to attract the right buyers. Our commitment to excellence has earned us multiple national, industry-recognised awards, a testament to our dedication to delivering outstanding service and results. We are more than just an estate agency—we're a trusted partner for buyers and sellers across West Cumbria, combining innovation with personal service to help you move with confidence.

Mortgages

Need help finding the right mortgage for your needs? First Choice Move Mortgage Services are part of the Mortgage Advice Bureau network, one of the UK's largest award-winning mortgage brokers. We can search from a selection of over 90 different lenders with over 12,000 different mortgages, including exclusive deals only available through us, to find the right deal for you. Our advice will be specifically tailored to your needs and circumstances, which could be for a first-time buyer, home-mover, or for re-mortgaging or investing in property. Contact us on 01946 413001 to arrange a free consultation with one of our experienced and dedicated in house mortgage and protection advisers. You may have to pay an early repayment charge to your existing lender if you re-mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

Note

Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. Some photos may have been taken with a wide-angle camera lens. First Choice Move has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents.







First Choice Move Ltd. registered in England and Wales Number 0767776 VAT number 118201945
Registered office and postal address:
GATE HOUSE, HALLWOOD ROAD, LILLYHALL, WORKINGTON, CUMBRIA. CA14 4JR

Tel: 01900 837 804 Tel: 01946 413 001 Email: admin@firstchoicemove.co.uk www.firstchoicemove.co.uk



Ground Floor



Floor 1



Floor 2

Approximate total area^m

878.13 ft²

Reduced headroom

98.98 ft²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft.

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360