



Ghylwood House , Seascale, CA20 1AH

£435,000

Welcome to this stunning detached family home located in the picturesque village of Gosforth, with the Lake District National Park directly on your doorstep. This beautiful property offers versatile living and bedroom spaces boasting 2/3 reception rooms, 4/5 bedrooms, and 2 bathrooms spread across a spacious 2,250 sq ft - easily configured to suit your own individual family needs.

Upon entering, you'll be greeted by beautifully presented living spaces including a large Lounge, modern kitchen, additional dining space and handy ground floor W.C - offering a perfect blend of comfort and style. The family-sized gardens surrounding the property provide a peaceful retreat, ideal for relaxing, a great space for Children to play or entertaining guests.

One of the highlights of this property is the large garage, complete with a studio and utility room, offering endless possibilities for creative projects or extra storage space. Whether you're looking for a family home with room to grow or a tranquil oasis to escape the hustle and bustle of everyday life, this property has it all.

OWNERS COMMENTS

In the Owners words:

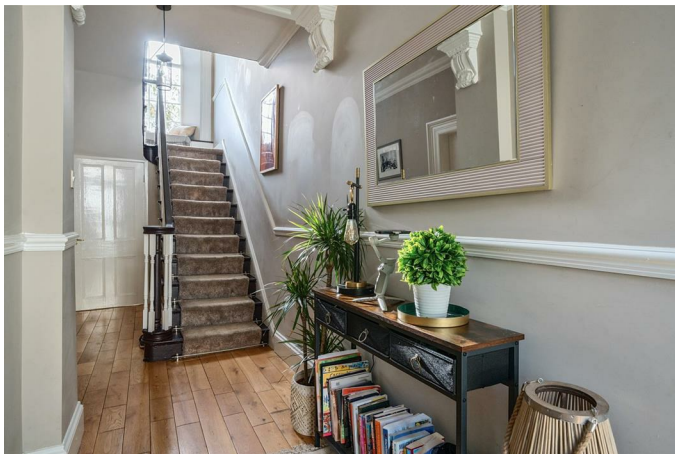
"We love the option for open living/ kitchen space, it's the hub of our home! Watching the sun go down from the garden (south west facing) and Seascale beach has the best sunsets! We love being 5 mins from the beach and 10 from the mountains and everything in between is fantastic for families including the park we back onto and the village, we are sad to be leaving but needs must!"

THINGS YOU NEED TO KNOW

The property is freehold and offers mains gas, electric, water and drainage supplies.

The vendors have advised us that plans have been approved for a first floor extension should you desire to extend the space on the upper floor.

ENTRANCE HALLWAY



Home sweet home. This well presented entrance hall gives the warmest welcome and allows access to:

W.C

A must for all families with young children, a ground floor W.C with accompanying wash hand basin, radiator, newly fitted flooring and double glazed frosted glass window.

KITCHEN

15'1" x 10'7" (4.60 x 3.23)



With a range of contemporary wall and base units with complimentary work surfaces, inset sink unit, integral appliances including induction hob with extractor hood over, double oven and dishwasher. Rear aspect window and access into:

DINING ROOM

13'10" x 13'3" (4.22 x 4.04)



Stunning exposed stonework and feature fireplace, this really is a lovely setting to enjoy those evening meals. large front aspect bay window and two radiators for comfort.

From the Kitchen and Dining Room is a smaller Inner Hallway with access to the rear external and internal access to:

LIVING ROOM

15'1" x 14'11" max (4.60 x 4.55 max)



Tastefully decorated, the family sized living room boasts three windows allowing for a beautiful flow of natural light, Woodburning stove set within an exposed stone surround with slate hearth and radiator.

RECEPTION ROOM/ BEDROOM FIVE

10'11" x 10'9" (3.33 x 3.30)



Whether its an additional reception room or bedroom that you require this could be either of the two. Large enough to house a double bed and furniture or a great space to store the children's toys or maybe even your own hobby or craft room. Rear aspect window and radiator.

BACK FROM THE ENTRANCE HALL, STAIRS LEAD TO:

FIRST FLOOR LANDING



Large arched window and window seat, a tranquil space for unwinding or reading a book whilst taking in the views over the rear garden. radiator and doors leading to:

FAMILY BATHROOM



Generous size four piece suite comprising of a W.C, wash hand basin, bath and shower cubicle with part tiled walls, radiator and frosted glass window,

BEDROOM TWO

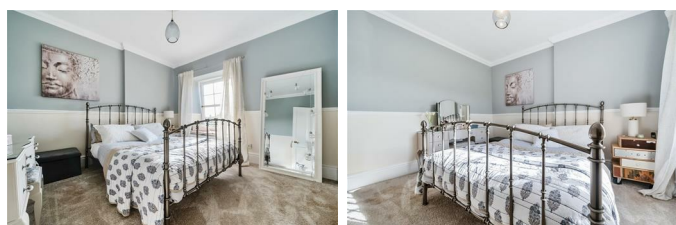
11'6" x 11'1" (3.51 x 3.40)



Double bedroom facing front aspect with window and radiator.

BEDROOM THREE

11'5" x 10'7" (3.48 x 3.25)



Double bedroom facing rear aspect with window incorporating window seat, feature fireplace and radiator.

BEDROOM FOUR

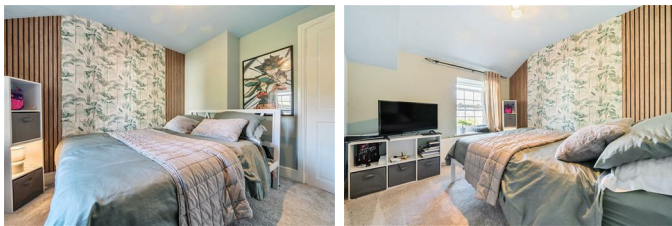
10'2" x 5'8" (3.12 x 1.75)



Large single bedroom, home office or dressing room. This is a great room if you need some additional space to suit your needs and has a window incorporating window seat and radiator.

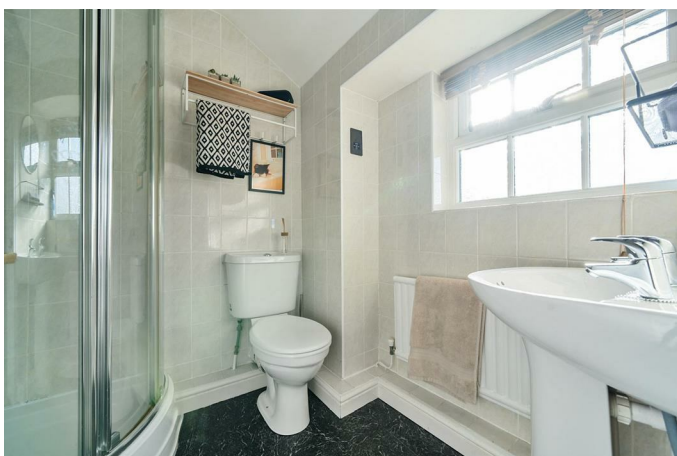
BEDROOM ONE

10'5" x 8'10" max (3.18 x 2.7 max)



Double bedroom facing front aspect with window incorporating window seat, radiator and door to:

EN SUITE SHOWER ROOM



Three piece suite comprising of a W.C, wash hand basin, shower cubicle with mains rainfall shower, fully tiled walls, radiator and frosted glass window.

EXTERNAL - FRONT



Off road parking for multiple vehicles and access to the large detached garage.

EXTERNAL REAR



The rear garden can be accessed via the side of the property, as well as internally. The garden offers a peaceful place for all the family with large lawn, sunny patio, allotment space, wood store and pathway leading to the playpark situated across the rear field.

GARAGE

27'0" x 15'1" (8.23 x 4.62)

Bigger than your average garage with up and over door, power and lighting. Accessed separately are:

UTILITY ROOM

8'11" x 7'10" (2.72 x 2.41)



Plumbing, power and lighting with accompanying base units for additional storage.

STUDIO/ OFFICE

With power and lighting, this is a great space which could handily be used as a "Homework Room", Art studio/ craft room or simply for additional external storage.

COUNCIL TAX

We have been advised by Copeland Borough Council (01946) 852585 that this property is placed in Tax Band D

DIRECTIONS

From the A595 approach the village of Gosforth. Continue down Hardingill and the property can be found on the right hand side before reaching the 'Wild Olive' restaurant.

VIEWING ARRANGEMENTS

To view this property, please contact us on 01946 693931.

NOTES TO BROCHURE

Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. None of the appliances, heating system or fittings included within the sale have been tested or can be assumed to be in full working order. Purchasers are strongly advised to satisfy themselves by way of survey and their own enquiries. The brochure does not constitute a contract, part of a contract or warranty.

THE CONSUMER PROTECTION REGULATIONS 2008

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

MOVING WITH GRISDALES

Moving is an exciting time but only if everything proceeds smoothly. Whether you are selling, letting, buying or renting, we understand that moving home can be a very stressful and daunting prospect. That's why, at Grisdales, we work together as a team, giving dedicated support and advice every step of the way to help your move run as smoothly and efficiently as possible.

REE MARKET APPRAISAL

If you are thinking of moving, we offer a completely free market valuation and appraisal of your existing home. We will advise you upon an asking price which accurately positions your property in the current market place, maximising viewings and your sale prospects.

LETTINGS AND MANAGEMENT

If you are interested in property as an investment, we can help you every step of the way from Buy to Let advice to effective property letting and management.

SURVEYS AND VALUATIONS

We want your purchase to live up to those dreams, hopes and expectations. You need to know that your new home will not only be a sound investment, but also one which you will enjoy without the worry of the unknown. Grisdales offer a wide range of survey and valuation reports to meet different needs all backed by the qualification, experience and knowledge of a Chartered Surveyor.

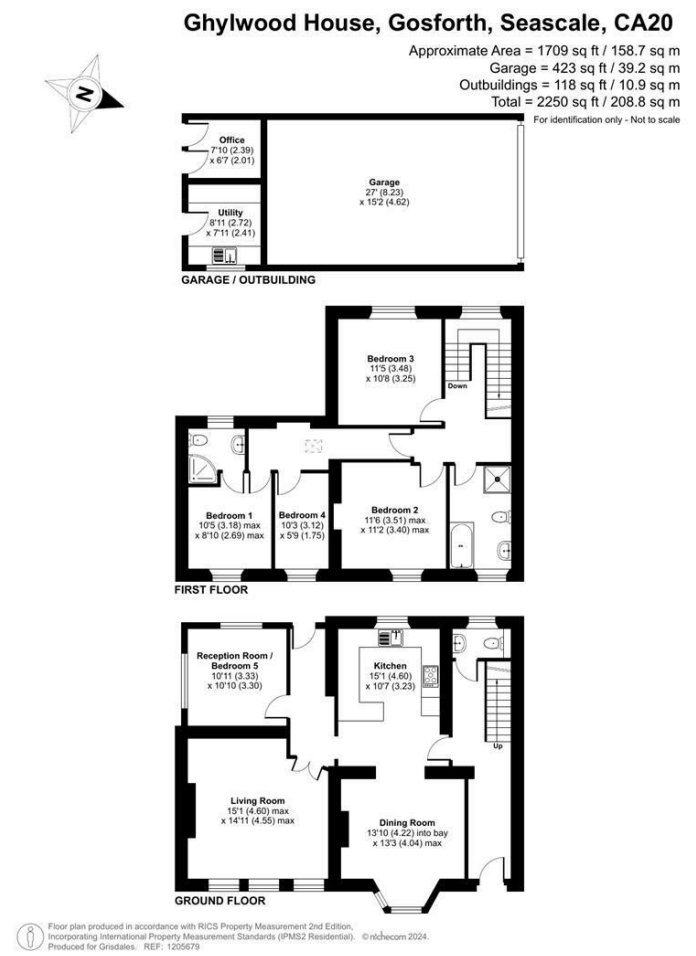
MORTGAGE ADVICE

Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

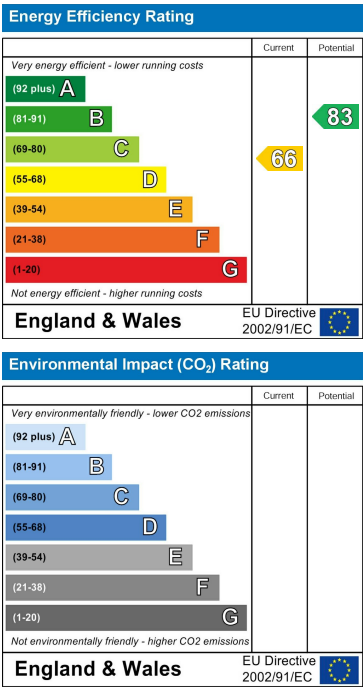
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.