



GRISDALES

PROPERTY SERVICES



7 Denton Park Court, Gosforth, CA20 1BN

£415,000

A Rare Opportunity in a Prime Location – Spacious Family Home with Stunning Gardens and Land...

Nestled in one of the area's most sought-after locations, this much-loved and generously proportioned four/five-bedroom detached home is set on a substantial plot with beautifully maintained gardens. The property offers a wealth of space inside and out, making it ideal for growing families, multigenerational living, or those seeking a home with potential.

The home features a large and welcoming reception room perfect for entertaining or relaxing with family, and a wrap-around conservatory that brings the outdoors in, offering tranquil views over the garden and Glen Fell all year round. The versatile layout includes four well-sized bedrooms, with the possibility of a fifth, as well as two bathrooms and ample storage throughout.

Externally, the property boasts beautifully established gardens that have been thoughtfully planted and lovingly maintained, providing a peaceful and private haven. In addition, the generous adjoining land presents an exceptional opportunity for those interested in a smallholding or for use as 2 paddocks.

Helping you find your perfect new home...

www.grisdales.co.uk

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THINGS YOU NEED TO KNOW

The property is Freehold and offers mains electric, water and drainage services.

There is gas a gas supply to the street.

The property includes solar panels fitted to the roof.

ENTRANCE HALLWAY

Welcome to The Beehive... a warm welcome into a generous hallway with access to:

RECEPTION ROOM

31'11" x 12'3" (9.75 x 3.74)



The front aspect windows presents a lovely flow of natural light into this great sized, family reception space with ample room for living furniture and a dining table.

Doors to:

CONSERVATORY

24'10" x 20'11" max (7.57 x 6.38 max)



One of the most impressive conservatory's we've seen... this lovely wrap around conservatory is great for entertaining friends and family and steps out into the rear gardens.

KITCHEN

13'6" x 9'3" (4.14 x 2.84)



Ample space for all your culinary needs and a lovely aspect over the rear gardens with a handy addition to the side.

UTILITY ROOM

8'1" x 7'7" (2.48 x 2.32)



Step down into the utility, a handy addition to any family home with additional access to the rear garden.

OFFICE / BEDROOM FIVE

10'11" x 6'9" (3.35 x 2.08)



A fantastic space if you work from home, or simply require a fifth bedroom, this great space can be utilised however you need. Why not use the ground floor W.C, and extend the room into this creating a welcoming guestroom with it's very own en-suite.

W.C.

W.C and wash hand basin.

BACK FROM THE ENTRANCE HALL

Stairs lead up to:

FIRST FLOOR LANDING

With loft access to a well insulated space, ideal for storage spanning the width of the house and access to:

BEDROOM ONE

13'6" x 12'6" (4.13 x 3.82)



Front aspect Double Bedroom with built in storage housing the hot tank for the water heated panels.

BEDROOM TWO

13'6" x 9'5" max (4.12 x 2.89 max)



Front aspect Double Bedroom, handily placed next to:

EN-SUITE BATHROOM



Three piece suite comprising of a bath, W.C and wash hand basin.

BEDROOM FOUR

9'1" x 8'9" (2.78 x 2.68)



Rear aspect Double Bedroom

FAMILY BATHROOM



Family sized four piece suite comprising of a shower cubicle with electric shower, bath, W.C and wash hand basin

BEDROOM THREE

11'5" x 8'9" (3.48 x 2.67)



Rear aspect Double Bedroom

EXTERNAL - FRONT



Sitting in a great position within Denton Park court, the property boasts a large driveway and access to the Double Garage, (5.94m x 5.79m)

EXTERNAL - REAR



The current owners have carefully considered the layout of their garden with two well placed summer houses for all weathers... whether you want to be shielded from the winds or soak up some sun - all eventualities have been accounted for. The rear gardens are mainly laid to lawn and are beautifully presented incorporating patio, pond and additional outbuilding (3.07m x 3.07m), substantial timber shed and borders along the public footpath (East Paddock). Additional side land to the right of the property has the right of way running through it.

EXTERNAL - Paddock/LAND



Whether you would like more space, or somewhere for your pony, this is the perfect property for you. The additional land is a huge advantage and is a great space to offer.

COUNCIL TAX

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

DIRECTIONS

From Whitehaven travel south on the A595 passing Calderbridge and turn left into Gosforth. Follow the road passing the Bakery on the right hand side and as the road forks bear left. Turn left onto Denton Park and follow the road around to the right onto Denton Park Court. The property can be found in the far corner displaying a Grisdales For Sale Board.

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.

FREE 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.

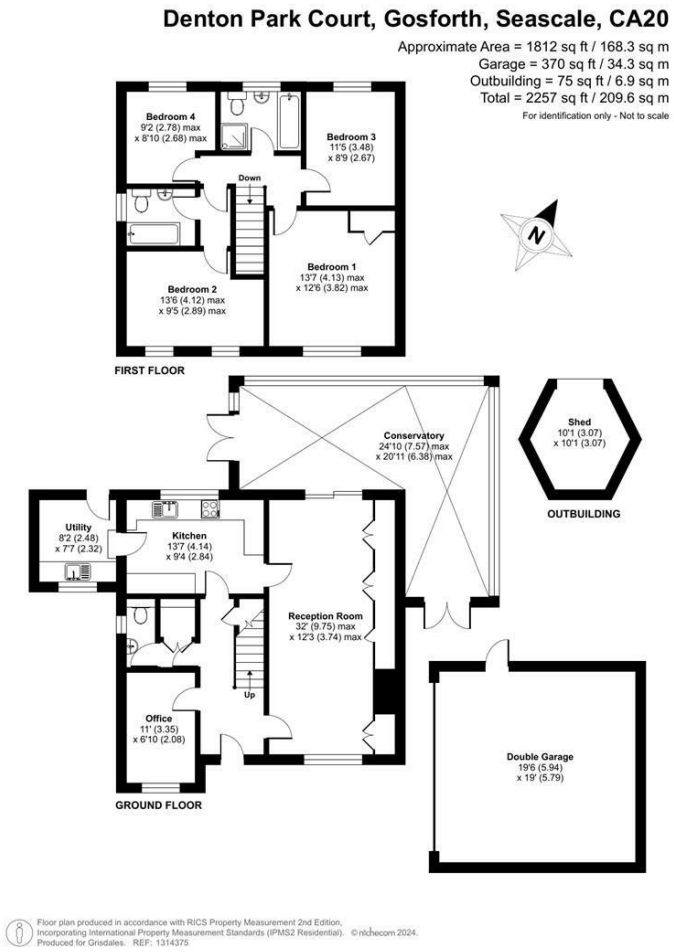
MORTGAGE ADVICE

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.

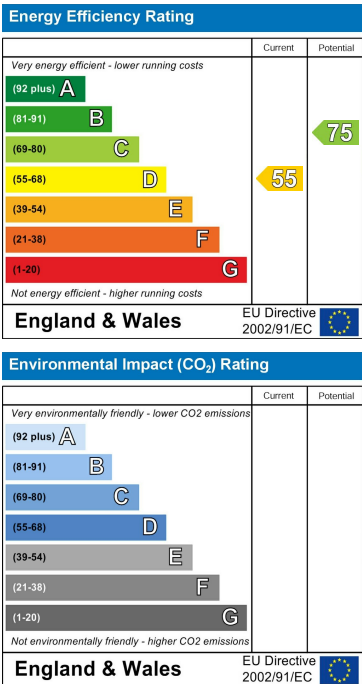
Floor Plan



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.