



Whitecroft House 14 Whitecroft, Seascale, CA20 1AY

£460,000

Occupying this prime position within the Lake District National Park since 1828, originally a Bungalow... Whitecroft House was built up and extended in 1859 - creating what we see today. This stunning, period property has certainly kept its charm and many of its original features over the years and I'm sure, has a story or two to tell.

The current owners have upgraded this property beautifully whilst in keeping with its history. If it's a versatile family home your looking for, then look no further - there isn't a box this property does not tick! Benefiting from ample space both inside and out creating the perfect home for all the family to enjoy. Location is key and this beautiful home enjoys views across to the Wasdale Fells, Scafell Range and Wastwater Screes whilst only 5 minutes from the nearest beach and to the Wasdale Valley.

With local schools, shops and services right on your doorstep - make the move to one of the most picturesque villages the Lake District has to offer. Call us today on 01946 693931 to arrange your viewing.

OWNERS COMMENTS

In the owners words "We have the best views in the village, and have been very happy here but as our Children have now left home, it has grown too big for us."

THINGS YOU NEED TO KNOW

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

All external windows (21) have been replaced, and where the window was originally a sash window, they have been replaced like for like.

The entire property has been recarpeted in 2025.

ENTRANCE PORCH

Leading into the vestibule with tiled flooring laid with individual porcelain floor tiles, coved ceiling and wooden door into:

ENTRANCE HALLWAY

Staircase rising to first floor landing, continuation of the tiled flooring laid with individual porcelain floor tiles, double radiator, coved ceiling, ceiling rose, door to a staircase leading down to cellar and further doors to:

MASTER LIVING ROOM

23'11" x 12'9" max (7.29 x 3.89 max)



A large, family sized triple aspect room, converted from two former rooms and featuring a corniced dividing arch. Beautiful double glazed bay window incorporating window seating to front offering lovely views to Scafell, with further double glazed windows to side and rear. Victorian cast iron style open fireplace with tiled inserts, ornate mantle and tiled hearth. Two double radiators, cornice and ceiling rose.

BACK FROM THE ENTRANCE HALLWAY

Doors to:

LIVING ROOM

15'3" x 11'3" max (4.65 x 3.43 max)



Double glazed bay window to facing front aspect, cast iron style Victorian fireplace with tiled hearth, double radiator, cornice and ceiling rose.

DINING ROOM

12'4" x 8'2" (3.77 x 2.51)



In a previous lifetime this was a former butlers pantry featuring original working butlers bells. Continuation of the tiled flooring laid with individual porcelain floor tiles, Double glazed window facing rear aspect, fire recess with manse house original fire surround and original slate hearth, double radiator and coved ceiling.

KITCHEN

13'3" x 12'2" (4.04 x 3.72)



Farmhouse style, re worked kitchen with a range of painted wooden fronted units with solid Honister slate work surfaces and drainer and black and white tiled surrounds, butler sink unit, Refurbished Aga, dual aspect windows to both sides with lovely views, radiator and doors to:

PANTRY



walk-in pantry with ample space for fridge/freezer, shelving and window.

W.C

Handy ground floor W.C and wash hand basin, perfect for entertaining guests or for those with families.

SUN ROOM

9'4" x 7'3" (2.86 x 2.21)

Benefitting from a shatterproof glass roof, part glazed door into garden and continuation of the tiled flooring laid with individual porcelain floor tiles.

BACK FROM THE ENTRANCE HALLWAY:

Stairs down to:

CELLAR



Offering three useful rooms which are close to head height, window, newly installed BAXI boiler and pipe work, power and lighting. A great workshop space for those who like to tinker/craft.

Stairs up too:

FIRST FLOOR LANDING

Stunning feature stained glass window and doors to:

BEDROOM ONE

11'9" x 11'3" (3.59 x 3.43)



Beautiful decorated double bedroom which comfortably holds a Super king size bed, with double glazed windows facing to the front and rear, capped fire place, radiator and door to:

EN-SUITE SHOWER ROOM



White three piece suite with double shower cubicle with white tiled surround, W.C and wash hand basin. Radiator, black and white tiled flooring and double glazed frosted glass window.

BEDROOM TWO

12'2" x 11'8" (3.71 x 3.58)



Nicely presented double bedroom which comfortably holds a Super king size bed, with front aspect double glazed window and radiator

BEDROOM THREE

11'9" x 11'8" (3.59 x 3.57)



Nicely presented double bedroom which comfortably holds a Super king size bed, with rear aspect double glazed window and radiator

BEDROOM FOUR

11'3" x 8'3" (3.43 x 2.53)



Nicely presented, Quirky double bedroom with radiator and light flow from the En-suite shower room.

BEDROOM FIVE/ STUDY

Versatile room which could handily be used as a small nursery bedroom or would also make an ideal home office/ study. Window facing front aspect and radiator.

BATHROOM



HER bathroom - Fully renovated three piece suite comprising of a freestanding bath with chrome taps and shower head, W.C and wash hand basin with tiled splash backs. Black and white floor tiles and double glazed frosted glass window.

FOUR PIECE BATHROOM



HIS Bathroom - Full renovated four piece suite comprising of a free standing bath with chrome taps and shower head, double shower cubicle with white tiled surrounds, W.C and wash hand basin. Partly tiled walls, black and white floor tiles, radiator and double glazed frosted glass window.

BACK FROM THE FIRST FLOOR LANDING:

Stairs up to:

ATTIC ROOMS



Several versatile spaces, use your imagination. These rooms certainly help if you're looking for space whether that be for storage, extra bedrooms, crafting - practically anything!

EXTERNAL - FRONT



Sitting pretty on a corner plot with gated access and front garden - the perfect, social seating space.

EXTERNAL REAR



This property benefits from private low maintenance rear garden with sandstone planters, off road parking for two vehicles and access to the large garage, store and utility room.

GARAGE/OUTBUILDING



GARAGE

28'3" x 11'11" (8.62 x 3.64)



Deceptively spacious benefitting from a new door, power and lighting.

STORE

10'3" x 4'1" (3.13 x 1.25)

Perfect for storing the logs for the fire.

UTILITY

11'2" x 7'0" (3.42 x 2.15)



This laundry room which is adjacent to the log store and garage contains a fridge freezer, tumble dryer and washing machine, Belfast sink and worktop

COUNCIL TAX

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

DIRECTIONS

Following the A595 from Egremont, turn left into Gosforth and follow the road down Hardingill. At the mini roundabout, take the first Exit and continue until you reach the fork in the road. Take the right hand turn down Whitecroft and the property can be located on the left hand side opposite "Meadowfields"

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.

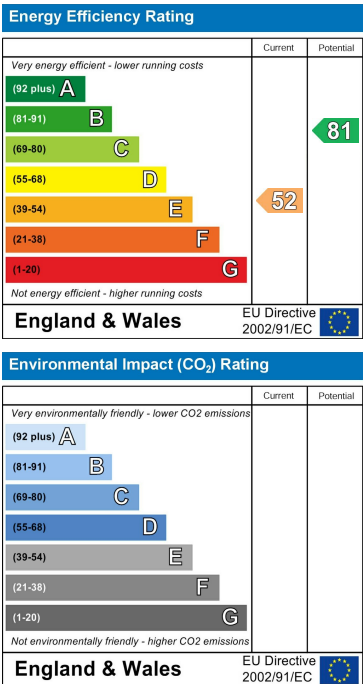
Floor Plan



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.