



Langdale, Haile – CA22 2PD

Guide Price £475,000

PEK

Langdale

Haile, Egremont

A well proportioned three bed bungalow set in 6 acres of land (approx.), offering exceptional potential in a stunning rural setting with breathtaking countryside and sea views. Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- 3 bed detached bungalow with outstanding countryside & sea views
- Just under six acres of field & woodland with private gated access
- Peaceful village setting close to towns & employment centres
- Excellent potential for modernisation, extension, or equestrian use (subject to consents)
- For sale with no onward buying chain
- Additional 4 acre field with agricultural building on Hardgates Road available to purchase separately
- Council Tax: Band D
- Tenure: Freehold
- EPC rating C





ACCOMMODATION

Entrance Hallway

Accessed via glazed UPVC door. A spacious hallway with large storage cupboard, two radiators and doors to all rooms.

Lounge/Diner

13' 1" x 28' 10" (3.99m x 8.80m)

A bright and spacious reception room with large window to the rear providing superb views over owned fields and towards the Irish sea, and patio doors leading out to the rear garden. With decorative coving, gas fire in a wood surround with contrasting hearth and backplate, two radiators.

Kitchen

14' 10" x 11' 7" (4.53m x 3.52m)

Fitted with a range of matching wood wall and base units with contrasting work surfacing, incorporating stainless steel sink and drainer with mixer tap and tiled splashbacks. Integrated electric oven with gas hob and extractor over, integrated dishwasher, tile effect flooring, radiator, front aspect window and doors giving access into the lounge and side porch.

Side Porch

With obscured side aspect window, doors to the cloakroom/WC and utility room, and part glazed UPVC door leading outside.

Utility Room

13' 1" x 8' 3" (4.00m x 2.51m)

A generous utility room fitted with a base unit incorporating stainless steel sink and drainer with tiled splashbacks. Wall mounted central heating boiler, plumbing for washing machine, cloaks area, radiator and rear aspect window overlooking open countryside towards the Irish sea.





Cloakroom/WC

6' 8" x 4' 0" (2.03m x 1.21m)

Fitted with wash hand basin and low level WC, tile effect flooring, radiator and obscured window.

Bedroom 1

13' 1" x 13' 1" (3.99m x 3.99m)

A spacious double bedroom with decorative coving, radiator and rear aspect window enjoying views out over the property's land.

Bedroom 2

14' 10" x 9' 11" (4.53m x 3.01m)

A spacious front aspect double bedroom with decorative coving and radiator.

Bedroom 3

10' 10" x 9' 1" (3.30m x 2.77m)

A front aspect double bedroom with decorative coving, radiator and large storage cupboard.



Family Bathroom

10' 10" x 7' 9" (3.31m x 2.35m)

Fitted with a four piece suite comprising close coupled WC, wash hand basin, panelled bath and tiled shower cubicle with mains shower. Large storage cupboard, radiator and obscured front aspect window.

ADDITIONAL INFORMATION

Services

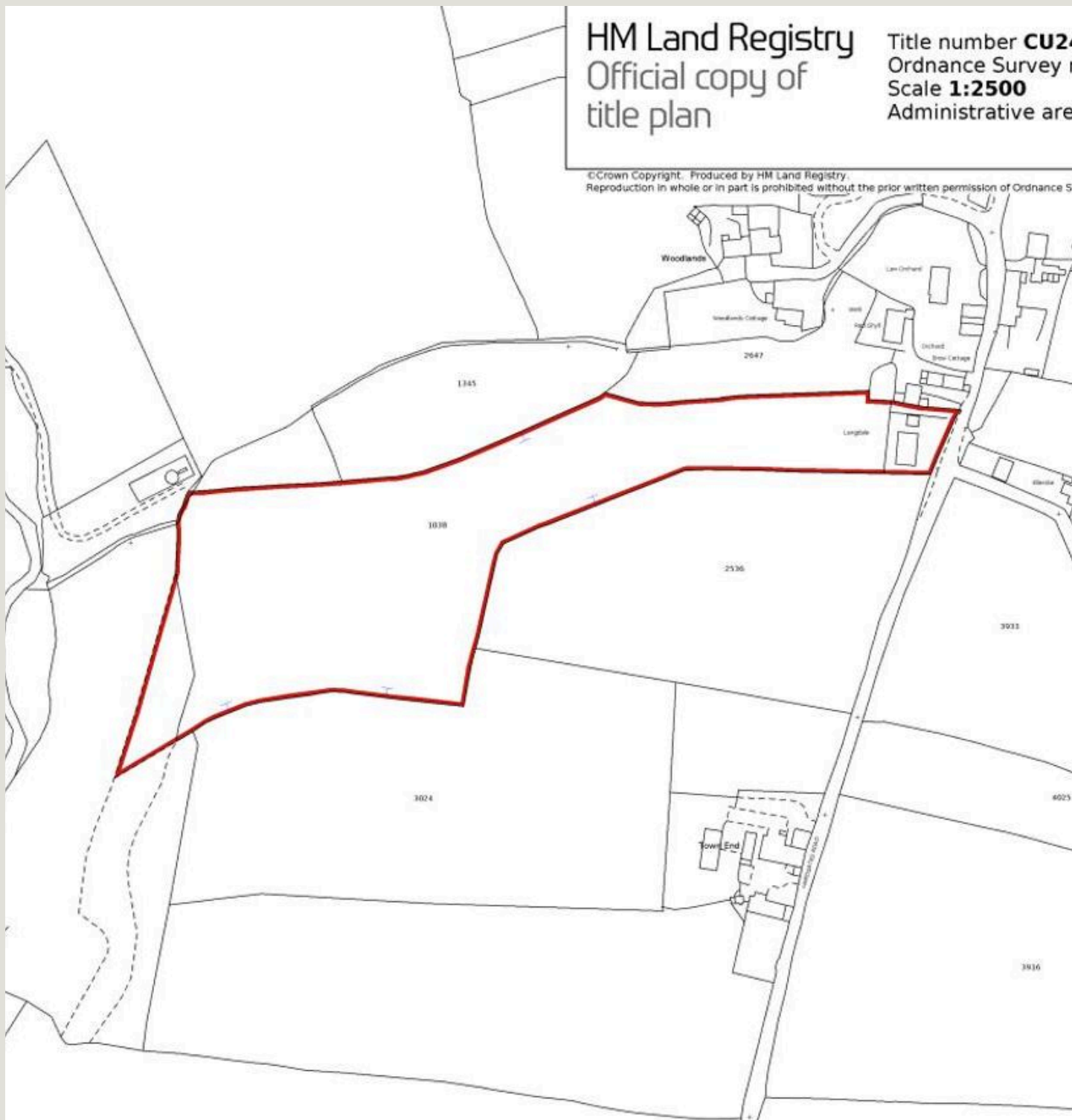
Mains gas, electricity, water & drainage. Gas fired central heating and double glazing installed. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

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 : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Emma Harrison Financial Services - 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.

Directions

The property can be located using either CA22 2PD or What3words///zones.ownership.encoding





Garden

The property occupies an extensive and highly desirable plot, accessed via a private gated entrance leading to a large driveway and detached garage. Surrounding the home are well maintained lawned gardens to both the front and rear, with excellent scope for further extension to the side, subject to planning permission. Included within the sale is a superb 6-acre (approx.) field, ideal for equestrian, agricultural, or recreational use, along with an additional half-acre (approx.) of grazeable woodland. The field is in excellent condition and benefits from gated vehicular access to the side of Langdale, as well as a water supply.

Driveway

6 Parking Spaces

Private gated access leads to a spacious driveway, providing offroad parking for multiple vehicles.

Garage

Single Garage

19'3" x 15'8" (5.89m x 4.78m) Detached garage with up and over door, power, light and water.



PFK



Floor 0 Building 1

Approximate total area⁽¹⁾
1658.82 ft²
154.11 m²

(1) Excluding balconies and terraces

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.

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Floor 0 Building 2



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