



19 Wadsworth Park, Branthwaite, CA14 4SR

Guide Price £360,000

PFK



## The Property

19 Wadsworth Park is a deceptively spacious three bed, two reception detached dormer bungalow, enjoying an expansive plot with far reaching views, and sat in a quiet position at the head of a cul-de-sac in the popular village of Branthwaite.

Offering far more than the average bungalow, the accommodation is generously proportioned, well appointed and comprises large lounge with multifuel stove and French doors to the conservatory, conservatory with beautiful panoramic views over open countryside, open plan dining kitchen with space for an 8 person table, utility room, ensuite principal bedroom with walk in shower, two further double bedrooms, family bathroom and storage rooms. The property has recently had all its windows and internal doors replaced, making it a truly move-in ready home.

Externally there is offroad parking for 4-5 cars on the driveway, easy to maintain lawned garden and an integral double garage with space for a home gym or workshop. To the rear is a fantastic lawned garden with patio and decorative chipped seating areas, vegetable beds, storage shed and fanatstic views over open countryside, perfect for enjoying the stunning sunsets!







## The Location & Directions

Branthwaite is a popular family friendly village located approximately five miles south of the attractive Georgian market town of Cockermouth, providing easy access to the Lake District National Park and west coast employment centres. The village enjoys a highly regarded local pub with great food, and offers access to local primary and secondary schools.

### Directions

From Cockermouth take the A5086 south and after approx. 4 miles take the right junction signposted Dean. Proceed into the village and left at the crossroads, signposted Branthwaite. Upon entering Branthwaite, head through the village and, as you drop down into the village centre and start to climb out again, turn right into Wadsworth Park. Then take the first left and the property can be found at the end of the cul-de-sac.



Council Tax band: D

Tenure: Freehold

EPC rating D



## ACCOMMODATION

### Entrance Hall

Accessed via part glazed door. With decorative coving, two sets of double, built in storage cupboards and wooden internal doors leading to all rooms.

### Lounge

12' 2" x 17' 9" (3.70m x 5.41m)

A dual aspect reception room with decorative coving and wall mounted lighting, multifuel stove in a recessed fireplace and slate hearth, UPVC French doors giving access to the conservatory.

### Conservatory

10' 10" x 11' 3" (3.30m x 3.44m)

With UPVC windows, laminate flooring and door giving access out to the garden, enjoying fantastic open country panoramic views out towards the Solway coast.

### Dining Kitchen

24' 3" x 15' 5" (7.40m x 4.69m)

A spacious, L shaped room with the kitchen area being fitted with a range of wall and base units in a light cream finish, with complementary green granite effect work surfacing, incorporating 1.5 bowl ceramic sink and drainer unit with mixer tap and tiled splashbacks. Integrated appliances include four burner countertop mounted ceramic hob with separate eye level electric oven/grill, plumbing for undercounter dishwasher and integrated fridge. Decorative coving recessed ceiling spotlights and door to the utility room. The dining area has decorative coving, stairs to the first floor, space for an eight to ten person dining table, and UPVC French doors leading out to the garden.





### Utility Room

7' 10" x 6' 0" (2.39m x 1.82m)

A rear aspect room with UPVC doors giving access out to the garden. Fitted with a range of wall and base units in a white finish with complementary granite effect work surfacing, incorporating 1.5 bowl stainless steel sink and drainer unit with mixer tap and tiled splashbacks.

Plumbing for under counter washing machine, UPVC door giving integral access to the garage.

### Principal Bedroom

10' 11" x 15' 5" (3.33m x 4.69m)

A light and airy, high ceilinged large double bedroom with decorative coving and door to ensuite.

### Ensuite Shower Room

5' 7" x 10' 11" (1.69m x 3.34m)

Fitted with a three piece suite comprising walk in shower cubicle with mains shower, WC and wash hand basin in built in high gloss vanity unit, tiled walls and flooring, vertical heated towel rail and obscured side aspect window.

### Bedroom 2

10' 0" x 11' 6" (3.06m x 3.51m)

A side aspect, high ceilinged double bedroom with decorative coving, built in wardrobes, and loft access hatch.

### Family Bathroom

8' 4" x 5' 2" (2.54m x 1.58m)

Fitted with a three piece suite comprising bath with tap connected shower over, WC and wash hand basin. Tiled walls, spotlighting, vertical heated towel rail and obscured side aspect window.

### FIRST FLOOR LANDING

With doors to first floor rooms.





### Bedroom 3

17' 2" x 10' 8" (5.23m x 3.25m)

A fantastic light and airy, dual aspect room with Velux skylight to the rear offering excellent panoramic views over surrounding countryside towards the Solway Firth. With spotlighting and built in under eaves storage cupboard.

### Ensuite WC

Fitted with wash hand basin and WC.

### Under Eaves Storage Room

8' 1" x 5' 3" (2.46m x 1.61m)

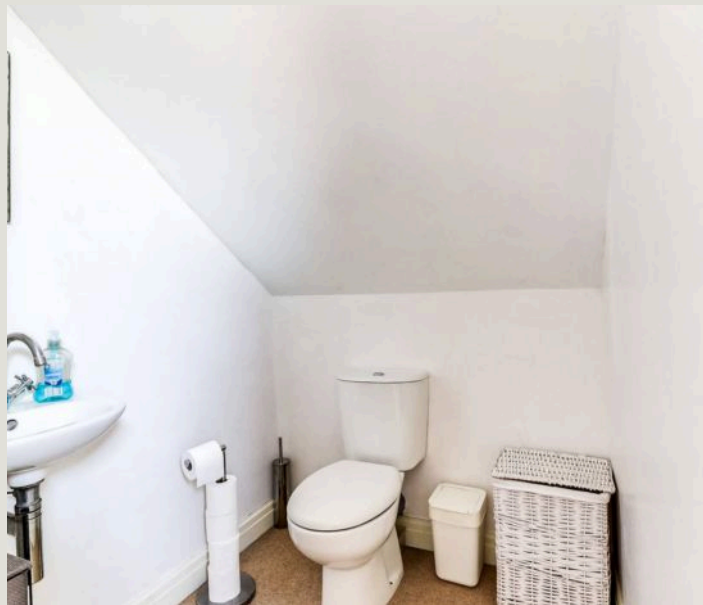
### ADDITIONAL INFORMATION

#### Services

Mains gas, electricity, water & drainage. Gas fired central heating and double glazing installed throughout. 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 2024 was £221.00; 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.







## **GARDEN**

To the front of the property, there is a substantial block paved driveway offering offroad parking for five to six cars if required, leading to an integral double garage with up and over door, power, lighting and utility points, and a lawned garden with mature perennials and shrubbery borders. Gated side access leads to the substantial rear garden, laid to lawn with patio seating areas, vegetable bed, mature trees, shrubbery and perennials, large wooden storage shed and decorative chipped area.

## **GARAGE**

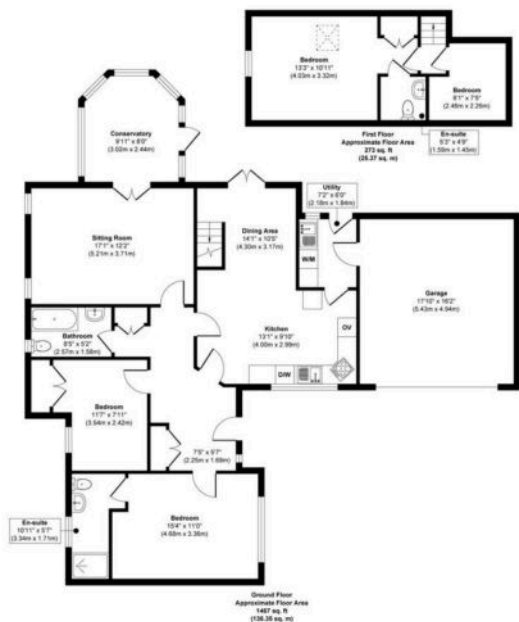
Double Garage

## **DRIVEWAY**

5 Parking Spaces




19 Wadsworth Park



Approx. Gross Internal Floor Area 1740 sq. ft / 161.72 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC 		





## PFK Estate Agency Cockermouth

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