



3 Oaklands, Egremont, CA22 2NX

Guide Price **£285,000**

PFK

The Property

Set within generous grounds, this attractive three bed semi detached home offers the perfect balance of tranquil surroundings and superb connectivity. Situated between Egremont and Beckermest, the property enjoys easy access to the A595, placing Sellafield, Whitehaven, and other west Cumbrian towns within comfortable reach, while also sitting just a short drive from the stunning Lake District National Park. Internally, the property has been well maintained and provides spacious, versatile living that would suit a range of buyers, from growing families to those relocating for work or lifestyle. The ground floor comprises a welcoming hallway, a bright lounge with bay window, separate dining room, snug/home office, a modern fitted kitchen, and a convenient WC. Upstairs, the first floor offers three well proportioned bedrooms and a contemporary family bathroom. Each space has been thoughtfully presented, making this a turnkey ready opportunity.

The gardens are a particular highlight - large, mature, and enclosed, providing excellent privacy and perfect for family life. A spacious rear garden is complemented by a beautifully finished **detached summerhouse**, complete with multifuel stove, currently used as a cosy additional snug and bar area. This wonderful space offers enormous potential for alternative use such as a **home office**, creative studio or even as guest accommodation (subject to relevant consents).

The front garden is equally generous, laid to lawn and framed by established borders, with a private driveway providing offroad parking for several vehicles. Viewing is highly recommended.





The Location

Tucked between the popular villages of Beckermest and Egremont, Oaklands offers a peaceful and well established residential setting with excellent access to nearby employment hubs and amenities. The A595 is moments away, providing easy commuting to Sellafield, Whitehaven, and Workington, while the Lake District National Park is within easy reach for weekend adventures. Beckermest itself has a primary school and village charm, while Egremont offers shops, schools, and leisure facilities.

Council Tax band: A

Tenure: Freehold

EPC rating TBC

Directions

The property can be located using either CA22 2NX or What3words///quicksand.property.slowly



ACCOMMODATION

Entrance Hallway

Accessed via UPVC entrance door with obscured glazed panels.

A bright hallway with stairs to the first floor and useful understairs storage cupboard, further storage cupboard, contemporary vertical radiator, recessed ceiling spotlights, laminate flooring, and doors to the ground floor rooms.

Dining Room

9' 5" x 10' 9" (2.86m x 3.28m)

A front aspect reception room with radiator and laminate flooring.

Living Room

12' 3" x 10' 8" (3.74m x 3.26m)

A bright and spacious reception room with attractive front aspect bay window with window seat, wood burning stove set on a slate hearth with solid wood mantel, large storage cupboard, radiator and laminate flooring.

Snug/Home Office

11' 8" x 6' 9" (3.55m x 2.07m)

A versatile space with open plan access into the kitchen. A rear aspect room overlooking the gardens, which could be used for a variety of purposes, including as a home office. With decorative coving, space for a large fridge freezer, radiator, and laminate flooring.

Kitchen

6' 0" x 15' 1" (1.82m x 4.59m)

Fitted with a range of contemporary, matching wall, base and full height units with complementary work surfacing, incorporating 1.5 bowl composite sink and drainer unit with mixer tap and tiled splashbacks. Integrated electric oven with hob and extractor over, plumbing for under counter washing machine and tumble dryer, radiator and laminate flooring. Dual aspect windows, loft access hatch, UPVC door to the side leading out to the driveway and gardens, and door to the WC.



WC

2' 10" x 4' 9" (0.87m x 1.45m)

Fitted with close coupled WC, PVC panelled walls, radiator, and side aspect obscured window.

FIRST FLOOR LANDING

With loft access hatch, contemporary vertical radiator, rear aspect window, and doors to the first floor rooms.

Family Bathroom

5' 11" x 7' 0" (1.81m x 2.13m)

Fitted a modern, three piece white suite comprising close coupled WC, wash hand basin and panelled, freestanding bath. PVC panelled walls, small chrome ladder radiator, laminate flooring, and obscured rear aspect window.

Bedroom 2

8' 11" x 10' 10" (2.72m x 3.30m)

A front aspect double bedroom with storage cupboard, radiator and laminate flooring.

Bedroom 1

11' 8" x 10' 11" (3.55m x 3.32m)

A spacious front aspect double bedroom enjoying a lovely outlook over open countryside. With mirror fronted fitted wardrobes to one wall, contemporary vertical radiator, and laminate flooring.

Bedroom 3

10' 1" x 6' 11" (3.07m x 2.12m)

A rear aspect bedroom overlooking the garden. With recessed ceiling spotlights, radiator, and laminate flooring.





FRONT GARDEN

A gated entrance leads on to the driveway which provides offroad parking for several cars and vehicles, together with a lawned garden to the front with gated side access leading to the rear.

REAR GARDEN

The rear gardens are fully enclosed, and have been well landscaped, offering a secluded, private setting for families and children to enjoy. A paved patio area, perfect for outdoor dining and entertaining, a large area of lawn and also benefits from a large detached summerhouse with two separate entrance doors. One section (2.33 x 6.24 max) is currently utilised as a bar, with two windows and open access into a further area (3.86 x 2.49) currently used as a snug, with wood burning stove and patio doors opening directly on to the gardens. The summerhouse presents a range of exciting and versatile options, from home working or even as guest accommodation, (subject to planning permission).

DRIVEWAY

2 Parking Spaces

Gated access onto a private driveway for 2 cars.



ADDITIONAL INFORMATION

Services

Mains gas, electricity, water & shared septic tank drainage. Gas fired central heating and double glazing installed. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Septic Tank

We have been informed that the property has a septic tank and would advise any prospective purchaser to check it complies with current standards and rules introduced on 1st January 2020.

Service Charges

We understand that a nominal charge is in place for the maintenance of the grass verge to the front of the property, but would advise that prospective purchasers satisfy themselves regarding this matter.

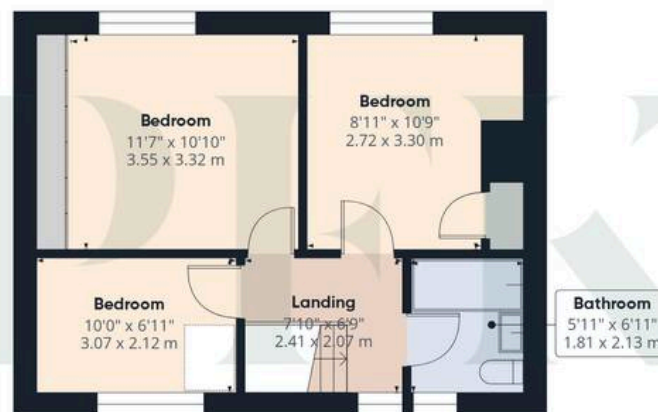
Referral & Other Payments

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 : Naphthens 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.

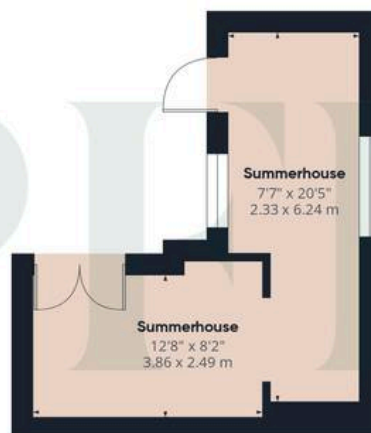




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

1203 ft²

111.8 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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