



1 Elm Mount, Frizington, CA26 3TN

Guide Price £465,000

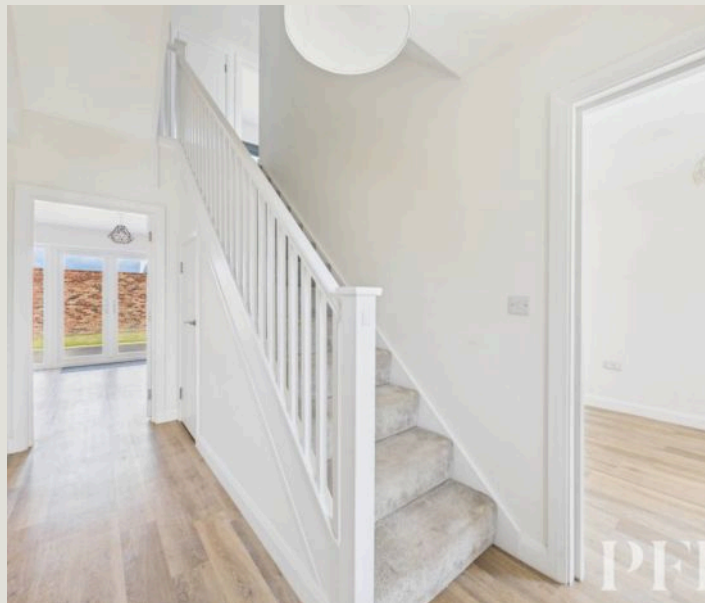
PFK

The Property

Welcome to this **stunning six bed executive detached home** set on the highly desirable Genesis Homes estate, positioned on the northern edge of Rheda Park in the village of Frizington. This impressive family home offers generous living space across three well planned floors, thoughtfully designed with modern living in mind. **Offered with no onward chain**, it's the perfect move-in-ready opportunity for growing families or professionals relocating to the area.

On the ground floor, you're welcomed by a spacious entrance hallway leading to a **bright and airy lounge**, alongside a second reception room ideal as a playroom, home office, or even a ground floor bedroom. The **stylish dining kitchen** features sleek handleless white units, integrated appliances, a breakfast bar, and a large dining space with patio doors opening onto the enclosed rear garden. There's also a useful utility room, cloakroom/WC, and internal access to the **integral double garage**.

The first floor boasts a **luxurious principal bedroom with ensuite**, three further well sized bedrooms, and a four piece family bathroom. On the second floor, a spacious landing leads to two additional bedrooms and another ensuite – perfect for guests or older children wanting their own space. Outside, you'll find **generous low maintenance gardens**, a large enclosed rear garden with patio, and parking for several vehicles on the driveway in front of the double garage.



1 Elm Mount

The Property Continued

This is a truly exceptional home in a sought after setting, offering space, quality, and flexibility in equal measure. **If you're looking for a property that combines modern comfort with easy access to countryside and coast, this one deserves to be top of your viewing list.**

- Modern 6 bed det executive home on sought after Genesis Homes estate on edge of Frizington
- Flexible living spaces, including 2 reception rooms – ideal for working from home, entertaining, or multi-generational living
- Large, enclosed rear garden with patio – safe for children & perfect for outdoor living
- Ample offroad parking & integral double garage
- No onward buying chain
- Council Tax: Band E
- Tenure: Freehold
- EPC rating B





1 Elm Mount

The Location & Directions

This impressive property is ideally situated on the very edge of Frizington on a modern and peaceful residential estate. You're just a short drive (approx. 15 minutes) from Sellafield, making it highly convenient for professionals working at the site. Nature lovers will enjoy proximity to the Lake District National Park, with Ennerdale Water and the surrounding fells just a few miles away – perfect for walking, cycling, and outdoor adventures. Frizington offers a good range of local amenities, including a primary school, while nearby towns like Cleator Moor and Whitehaven provide additional shopping, leisure, and transport options. The location balances peaceful countryside living with excellent connectivity, making it an ideal spot for families and commuters alike.



Directions

The property can be located using either CA26 3TN or What3words///riverbed.debit.dining

ACCOMMODATION

Entrance Hallway

Approached via composite door, bright and spacious entrance with stairs to first floor with practical understairs storage cupboard, radiator, Karndean flooring and doors to reception rooms.

Lounge

10' 7" x 17' 2" (3.22m x 5.22m)

Large reception room with window to front elevation, attractive fireplace housing electric fire, Karndean flooring and radiator.

Reception Room 2

8' 7" x 9' 11" (2.61m x 3.02m)

Good sized second reception room which is suitable as an office or playroom, benefitting from a window to front, radiator and Karndean flooring.

Dining Kitchen

26' 11" x 11' 5" (8.20m x 3.49m)

A stunning family room which is certainly at the heart of this home. The kitchen is fitted with sleek handleless units, with contrasting work surfacing and matching breakfast bar with seating, 1.5 bowl composite sink and drainer. High specification integrated appliances including double electric oven and microwave at eye level, induction hob with extractor over, fridge/freezer, wine cooler and dishwasher. Karndean flooring runs throughout the room to a spacious dining area featuring patio doors to the garden, as well as two windows to the rear and radiator. Door to utility room.

Utility Room

5' 5" x 8' 6" (1.64m x 2.59m)

Featuring matching wall and base units with work surfacing with plumbing for washing machine and tumble dryer. Doors to cloakroom/WC and garage.

Cloakroom/WC

2' 11" x 6' 1" (0.90m x 1.85m)

Fitted with close coupled WC, wash hand basin, radiator and Karndean flooring.



FIRST FLOOR LANDING

Spacious landing with stairs to second floor, 2 large storage cupboards, radiator.

Principal Bedroom

11' 3" x 11' 1" (3.43m x 3.39m)

Large principal bedroom with window to front elevation, radiator and door to ensuite shower room.

Ensuite Shower Room

7' 10" x 6' 0" (2.40m x 1.82m)

Fitted with contemporary white suite comprising close coupled WC, wash hand basin set on floating gloss vanity unit and large walk in shower enclosure with mains rainfall shower. Downlights, fully tiled walls, chrome radiator, tiled flooring and obscured window.

Bedroom 2

7' 11" x 11' 4" (2.41m x 3.45m)

Double bedroom with window and radiator.

Bedroom 3

8' 11" x 15' 3" (2.71m x 4.65m)

Double bedroom with window and radiator.

Bedroom 4

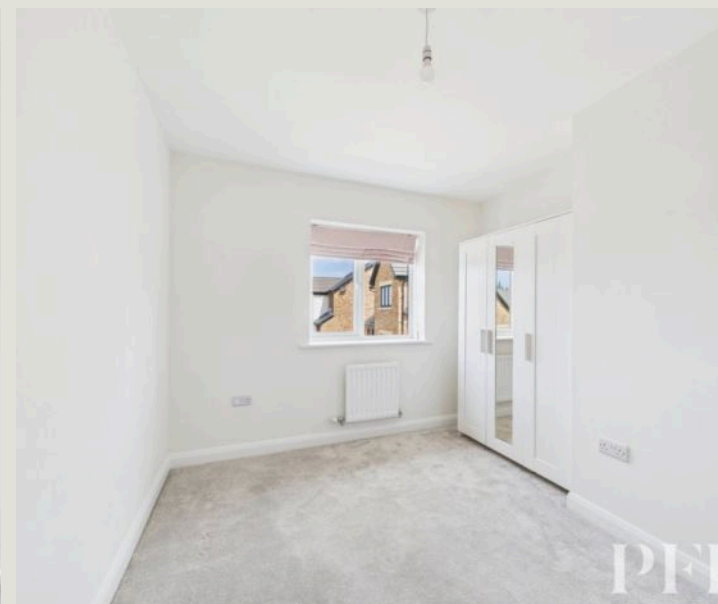
8' 10" x 8' 10" (2.68m x 2.69m)

Window and radiator.

Family Bathroom

7' 7" x 7' 7" (2.31m x 2.32m)

Fitted with stylish three piece suite comprising close coupled WC, wash hand basin set on floating vanity unit and panelled bath with mains rainfall shower.



SECOND FLOOR LANDING

A staircase with half landing leads to a spacious second floor landing which could provide additional storage or office space. This level could also be used as guest accommodation being serviced by its own shower room. Complete with Velux roof light, and doors to bedrooms 5 and 6 as well as a shower room.

Bedroom 5

11' 0" x 13' 8" (3.36m x 4.16m)

Large double bedroom with pitched ceiling, dormer Velux window and radiator.

Bedroom 6

9' 0" x 7' 2" (2.74m x 2.19m)

Part sloped ceiling with Velux window and radiator.

Shower Room

5' 3" x 9' 0" (1.60m x 2.75m)

Fitted with contemporary white suite comprising close coupled WC, wash hand basin and tiled shower enclosure with mains shower, part sloped ceiling with Velux window, fully tiled walls and chrome radiator.





EXTERNALLY

Front Garden

There is a large area of lawn directly to the front of the property.

Rear Garden

There is a stunning walled garden to the rear of the property, with a patio great for outdoor entertaining as well as a large section of lawn.

DRIVEWAY

4 Parking Spaces

There is driveway parking to the front of the property for several cars.

GARAGE

Double Garage

Integral double garage with 2 up and over doors, power and light.





ADDITIONAL INFORMATION

Services

Mains gas, electricity, water & 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.

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. Anti Money Laundering (AML) compliance check via Landmark referral between £8.50 to £15.50. All figures quoted are inclusive of VAT.





Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

2011 ft²

186.9 m²

Reduced headroom

41 ft²

3.8 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> <div> <div>(92+) A</div> <div>(81-91) B</div> <div>(69-80) C</div> <div>(55-68) D</div> <div>(39-54) E</div> <div>(21-38) F</div> <div>(1-20) G</div> </div>	<div>86</div>	<div>92</div>
<i>Not energy efficient - higher running costs</i>		

England, Scotland & Wales

EU Directive
2002/91/EC





PFK Estate Agency Cockermouth

68 Main Street Cockermouth, Cumbria - CA13 9LU

01900 826205

cockermouth@pfk.co.uk

www.pfk.co.uk/

PFK

