



Old Telephone Exchange Bank Lane, Egremont, CA22 2BX

Guide Price £250,000

PFK

Old Telephone Exchange Bank Lane

The Property

Nestled just a short distance from Main Street, The Old Telephone Exchange was once the heart of Egremont's telephone network. Today, it has been transformed into a distinctive three bed bungalow, complete with a detached garage that once housed the original exchange equipment. Offering spacious, single level living, this property benefits from ample parking, gardens and a prime location within easy reach of local amenities.

The accommodation is well presented throughout and briefly comprises an entrance hallway, open plan kitchen/diner/reception room, a second reception room with French doors out to the garden, three piece shower room, two generously sized double bedrooms, and a single bedroom. Externally, the property enjoys a large, secure driveway with ample space for several vehicles and gardens to the front and rear. The surrounding gardens and outdoor space include well maintained lawns, patio seating areas and mature trees and shrubbery. Uniquely positioned, the property also borders a peaceful stream, offering a tranquil setting while being just a stone's throw from the conveniences of the town.

The property is also presented to the market with no onward chain, and viewing is via appointment only.





Old Telephone Exchange Bank Lane

The Location & Directions

Egremont is a market town on the west coast of Cumbria approximately 5 miles south of Whitehaven on the river Ehen. The town offers a good range of local amenities and schools, including the Westlakes Academy, and excellent transport links via the A595. The delights of the Lake District National Park are within easy reach as too are many other attractions on the west coast, such as the beaches at Seascale and St Bees Head.

Directions

The property can be found off the Main Street, at the end of Bank Lane. Easily located using what3words location [///cavalier.proofs.waffle](https://www.what3words.com////cavalier.proofs.waffle).



- 3 bed det bungalow
- Det garage with potential for conversion (STPP)
- Gardens & parking
- Secluded location
- Close to town centre
- Council Tax: Band D
- Tenure: Freehold
- EPC rating D

ACCOMMODATION

Entry Hallway

Accessed via part glazed UPVC door with glazed side panel. A generous hallway with decorative coving, cloaks area, large storage cupboard and doors giving access to all rooms.

Kitchen/Reception Room

11' 6" x 23' 4" (3.50m x 7.10m)

A generous open plan room with ample space for dining furniture, or for use as a second reception room. The dining/reception area has decorative coving and rear aspect window, and the kitchen area is fitted with a range of matching wall and base units with complementary work surfacing incorporating 1.5 bowl stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Integrated appliances including four burner, countertop mounted gas hob with tiled splashback and extractor over, dish washer and eye level oven. Space for under counter washing machine, decorative coving, under unit lighting, wood effect flooring and front aspect window.

Reception Room

14' 5" x 11' 6" (4.40m x 3.50m)

A rear aspect reception room with window and French doors leading out to the garden. Decorative coving, recessed ceiling spotlights and attractive gas fire set in a marble hearth and surround.

Shower Room

7' 7" x 7' 10" (2.30m x 2.40m)

Fitted with a three piece suite comprising panelled shower cubicle with electric shower, WC and wash hand basin, decorative coving, laminate flooring and obscured front aspect window.



Bedroom 1

14' 5" x 11' 6" (4.40m x 3.50m)

A rear aspect double bedroom with decorative coving and large storage cupboard.

Bedroom 3

7' 10" x 7' 10" (2.40m x 2.40m)

A front aspect single bedroom with decorative coving.

Bedroom 2

10' 2" x 11' 2" (3.10m x 3.40m)

A front aspect double bedroom with decorative coving.

ADDITIONAL INFORMATION**Services**

Mains gas, electricity, water & drainage. Gas fired central heating and double glazing installed throughout. 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 : 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. Anti Money Laundering (AML) compliance check via Landmark referral between £8.50 to £15.50. All figures quoted are inclusive of VAT.





EXTERNALLY

Garden

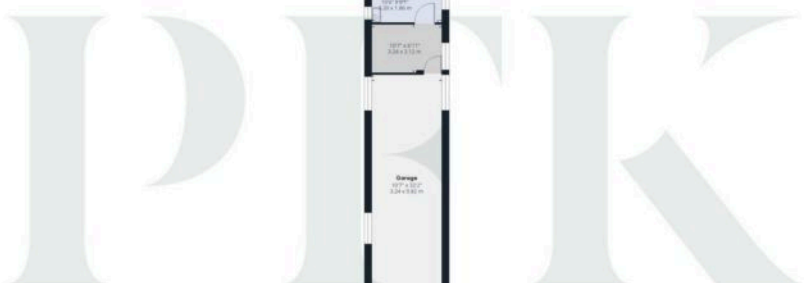
To the front, the property benefits from gravelled driveway parking for several vehicles and an enclosed lawned garden. Side access leads to the enclosed rear garden which is mainly laid to lawn with patio area, garden shed, raised beds, mature trees and hedging.

GARAGE

Triple Garage

A large, detached garage/workshop also included within the sale is what was previously the old Telephone Exchange for the area and is accessed to the front by an electric up and over door. With potential for conversion subject to permissions, the versatile garage area has side aspect windows and is mainly used for storage with a door leading through to a small workshop area (3.2m x 2.1m (10' 6" x 6' 11")) with workbench, side aspect window and a door leading through into a further workshop/WC (3.2m x 1.8m (10' 6" x 5' 11")) with WC, Belfast sink, side aspect window and external door out to the rear.





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Approximate total area¹⁸

1450.87 ft³134.79 m²

Reduced headroom

3.2 ft²

(3) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations are based on RTCS IPMS 3C standard.

DRAFT 340

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92+) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>	<p></p> <p></p> <p></p> <p>64</p> <p></p> <p></p> <p></p>	<p></p> <p></p> <p>81</p> <p></p> <p></p> <p></p> <p></p>

EU Directive
2002/91/EC





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