



Oaklea, Calderbridge, CA20 1DN

Guide Price £275,000

PFK



# Oaklea

## The Property

Oaklea is a well presented, detached three bed bungalow located in the popular village of Calder Bridge. Offered with no onward chain and now available to purchase, the property sits on a substantial plot and benefits from an extensive driveway, a generous front garden, and a fully paved rear garden designed for low maintenance.

The accommodation briefly comprises an entrance hall with built in storage, a spacious lounge enjoying views over the front garden, and a dining kitchen which opens into a bright and airy sun room. There are three double bedrooms and a modern shower room.

Externally, the property features a detached garage with a separate utility space to the rear. The front garden is laid to lawn with a variety of mature shrubs providing privacy, while the rear garden is fully paved and enclosed with fencing, ideal for ease of upkeep. A garden shed offers additional outdoor storage.

Oaklea offers an excellent opportunity to acquire a comfortable and well maintained home in a peaceful village location, with generous outdoor space and flexible living.







## Oaklea

### Location

Calder Bridge is a small, picturesque village located in west Cumbria, nestled between the Lake District National Park and the west coast. Known for its peaceful rural setting, the village offers a charming community feel with a blend of traditional homes and countryside views. It is home to the historic St Bridget's Church and the well regarded Calderbridge Primary School. The nearby river Calder adds to the natural beauty of the area. Though quiet, the village has good road links to nearby towns such as Egremont and Whitehaven, making it ideal for those seeking a tranquil lifestyle within easy reach of amenities and employment centres like Sellafield.

- Detached 3 bed bungalow with no onward chain
- Spacious lounge, dining kitchen, sun room, & modern shower room
- Three double bedrooms with built in storage
- Large driveway, detached garage, & low maintenance gardens
- Quiet village location with privacy & outdoor storage
- Tenure: Freehold
- Council Tax: Band D
- EPC rating C



## ACCOMMODATION

### Entrance Hall

### Lounge

15' 11" x 12' 9" (4.86m x 3.89m)

### Dining Kitchen

11' 2" x 12' 8" (3.41m x 3.85m)

### Sun Room

12' 0" x 6' 0" (3.65m x 1.84m)

### Shower Room

7' 3" x 7' 0" (2.22m x 2.14m)

### Bedroom 1

15' 8" x 12' 10" (4.78m x 3.92m)

### Bedroom 2

9' 9" x 12' 8" (2.96m x 3.85m)

### Bedroom 3

8' 2" x 9' 3" (2.48m x 2.83m)

## EXTERNALLY

### Garden

The front garden is laid to lawn with a variety of mature shrubs providing privacy, while the rear garden is fully paved and enclosed with fencing, ideal for ease of upkeep. A garden shed offers additional outdoor storage.

### Garage

Double Garage

Externally, the property features a detached garage with a useful separate utility room to the rear.

### Off street

5 Parking Spaces

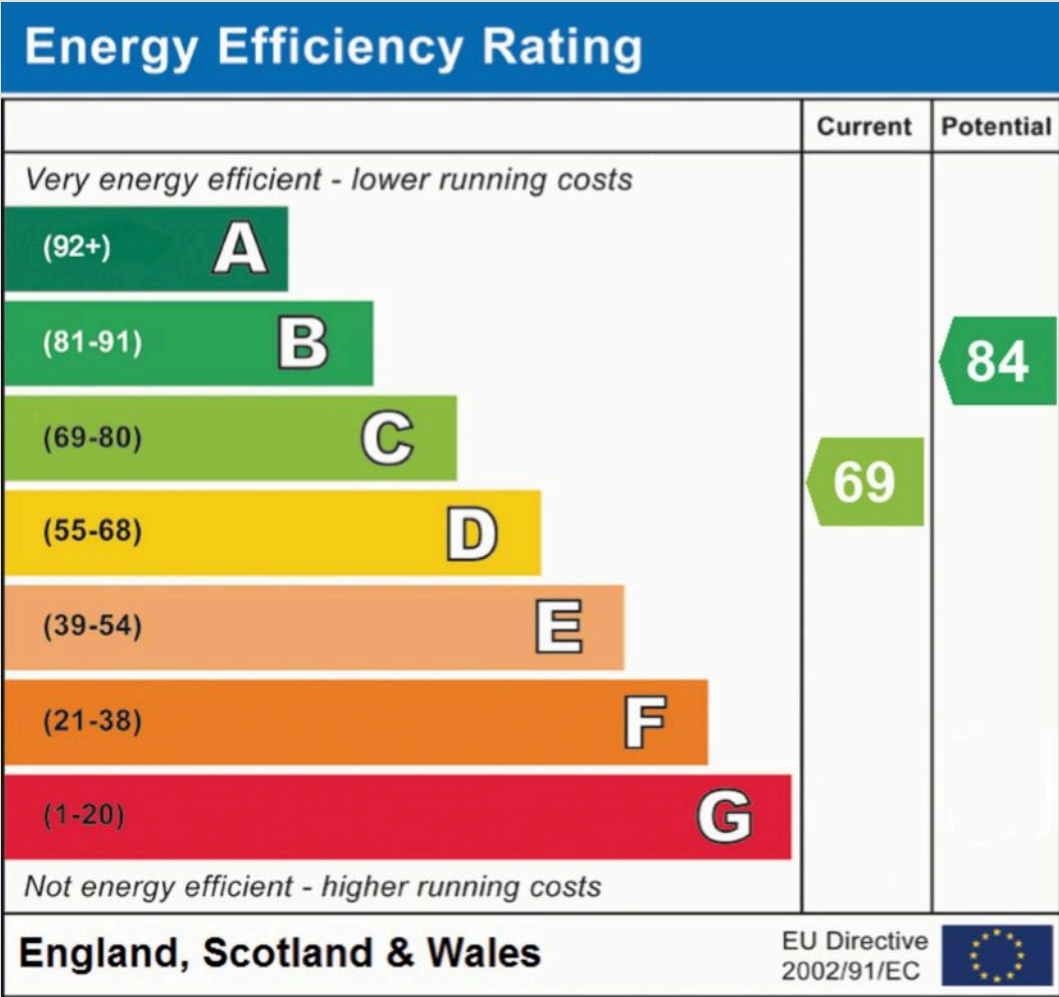
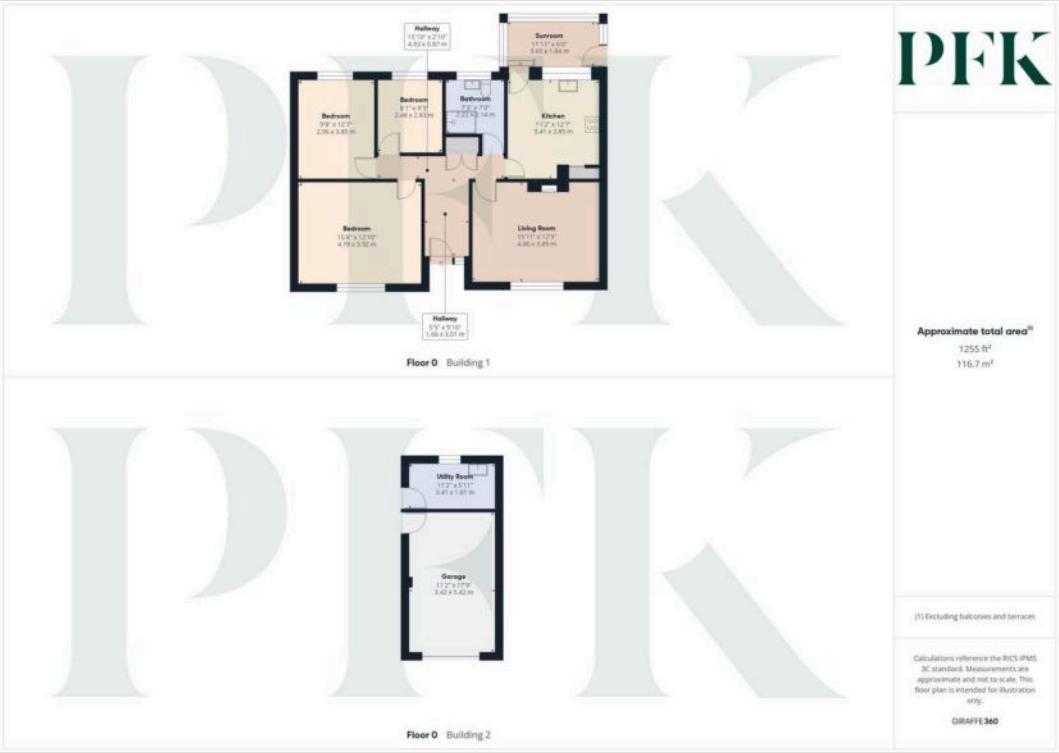
Driveway parking provides space for multiple vehicles.













## ADDITIONAL INFORMATION

### Services

Mains electricity, gas, water & drainage; gas central heating; 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.

### Directions

The property is conveniently situated in Calder Bridge, under postcode CA20 1DN, adjacent to the entrance to Pelham House. For precise navigation, you can also use the What3Words location: [///shackles.shall.petted](#)



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## PFK Estate Agency Cockermouth

68 Main Street Cockermouth, Cumbria - CA13 9LU

01900 826205

[cockermouth@pfk.co.uk](mailto:cockermouth@pfk.co.uk)

[www.pfk.co.uk/](http://www.pfk.co.uk/)

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