



Blengfell, Wasdale Road, Gosforth, CA20 1AU

Guide Price **£475,000**

PFK

Blengfell, Wasdale Road

The Property

Located in the heart of the Lakeland village of Gosforth, Blengfell is a spacious and beautifully maintained 5 bedroom detached home, currently set up with 3 bedrooms in the main house and an adjoining self-contained annex. The annex offers flexibility to be used as a one bedroom with own lounge and kitchen facilities, or could be incorporated into the main house to provide a further 2 bedrooms.

This rare offering provides a superb opportunity for families seeking flexible living space, with the added benefit of holiday letting potential. The annex can be fully integrated with the main house or accessed independently, making it ideal for a dependent relative, guest accommodation, or income generation. The main house has also recently operated as a successful holiday let, highlighting the area's strong demand for short-stay accommodation close to the Western Lake District.

The property is presented in excellent condition throughout. The ground floor includes a welcoming hallway, a bright dual aspect lounge with patio doors to the rear garden, and a separate dining room accessed from both the hallway and lounge. A modern kitchen with freestanding wood-burning stove connects to the annex, and there is also a ground floor WC. Upstairs, the main house offers four well-proportioned bedrooms, a contemporary family bathroom and a separate WC. The annex includes its own kitchen (which could serve as a utility if the spaces were combined), internal access to the garage, and stairs to a private lounge, double bedroom, and shower room. It has its own private entrance and outdoor space, making it entirely self-contained if required.



Blengfell, Wasdale Road

The Property continued

Externally, the property occupies a generous plot with wraparound gardens, a private driveway for multiple vehicles, and an integral garage. The rear garden is mainly lawned and features a timber outbuilding and a sectioned area offering private outdoor space for the annex. Blengfell is offered chain-free and is ideally suited to buyers looking for a substantial family home with space to grow, work, or earn additional income. This is a rare opportunity in a vibrant village setting, just minutes from Wasdale, Wastwater and the Lake District fells, and within easy reach of key employment centres such as Sellafield and West Lakes Science Park.

- Detached 5 bed family home in the centre of sought after Gosforth village in the National Park
- Currently set up as 3 bed house with self contained one bed adjoining annexe with lounge & kitchen
- Ideal for families needing multi-generational living or seeking holiday let income
- Offered in excellent condition throughout, with generous gardens, parking, & garage
- Chain-free sale with flexible accommodation & strong rental or investment appeal
- Council Tax Band E
- EPC Ratings: Main House D, Annexe D
- Tenure: Freehold





Blengfell, Wasdale Road

Location & Directions

Blengfell is located in the heart of Gosforth, a thriving West Cumbrian village in the Lake District National Park. The village offers a range of local amenities including a well regarded primary school. The location is ideal for families, with Wastwater, Wasdale, and Eskdale all nearby for outdoor recreation, and excellent road links to Sellafield, Seascale, Egremont, and Whitehaven. Secondary education and further amenities are easily accessible in surrounding towns, making this a well-connected yet peaceful place to live.

Directions

The property can be located on Wasdale Road, using either CA20 1AU or
What3words:///preparing.rich.nooks



Entrance Hallway

Accessed via glazed, uPVC entrance door. Ceiling coving, understairs storage cupboard, radiator, exposed wood floorboards and stairs to first floor accommodation.

WC

4' 3" x 5' 7" (1.30m x 1.69m)

Fitted with concealed cistern WC set in vanity storage unit and matching vanity unit housing wash hand basin. Obscured window, tiled splash back, small radiator and exposed floorboards.

Lounge

12' 10" x 16' 9" (3.90m x 5.11m)

A lovely, triple aspect, reception room benefitting from large window to front elevation, two further windows to side elevation and french doors providing access to the rear gardens. Open fireplace with solid wood mantel and contrasting hearth and back plate, two radiators and double wood doors to dining room.

Dining Room

11' 10" x 11' 10" (3.60m x 3.61m)

A bright, spacious room with large window overlooking the gardens to the rear. Ceiling coving, radiator and exposed wood floorboards.

Kitchen

10' 10" x 16' 9" (3.29m x 5.11m)

A light, dual aspect, family kitchen with windows to front and rear elevations, freestanding, wood burning stove set on complementary hearth, radiator and tiled flooring. Fitted with a range of solid wood, wall and base units with matching dresser and contrasting splash backs and work surfacing incorporating 1.5-bowl stainless steel sink/drain unit with mixer tap. Large, freestanding, gas range style cooker with extractor chimney over, integrated dishwasher and feature under counter and plinth lighting. Stone flooring with underfloor heating, glazed, wood door providing access to both the integral Garage and to the Annexe.



FIRST FLOOR LANDING

Window to front aspect, large storage cupboard, radiator and exposed wood floorboards.

Principal Bedroom

12' 10" x 16' 10" (3.92m x 5.13m)

A large, dual aspect, principal bedroom with windows to front and rear elevations. Part coved ceiling, radiator and built in, contemporary wardrobes.

Bedroom 2

11' 9" x 11' 10" (3.59m x 3.61m)

A rear aspect, double bedroom overlooking the garden. Radiator and built in storage cupboard.

Bedroom 3

10' 9" x 9' 4" (3.28m x 2.84m)

A further, rear aspect, double bedroom overlooking the garden. Radiator.

Family Bathroom

7' 5" x 7' 0" (2.26m x 2.14m)

Obscured window, radiator, tiled walls and tile effect flooring, white panelled bath with mains shower over and white, wash hand basin.

WC

3' 10" x 5' 5" (1.18m x 1.66m)

Obscured window, radiator and fitted with concealed cistern WC in vanity unit and wash hand basin in matching vanity unit.



ANNEXE

Access

Access either via the main house or independently via a rear entrance door.

Kitchen

9' 11" x 7' 5" (3.01m x 2.27m)

A rear aspect kitchen fitted with range of matching, wood wall and base units with roll edge work surfacing and matching splash backs incorporating 1.5-bowl stainless steel sink/drain unit. Built in electric oven and gas hob with extractor over, space/plumbing for washing machine and space for under counter fridge. A matching breakfast bar provides space for informal dining. Tile effect flooring.

Inner Hallway

With radiator and door to integral garage of main house. Useful under stairs storage cupboard and stairs to first floor accommodation.

Landing

With window and radiator

Annexe Lounge (or bedroom 4 for main house)

9' 8" x 10' 4" (2.95m x 3.14m)

A front aspect room with radiator. Currently used as a lounge for the annexe, but could also offer a further bedroom for the main house.

Shower Room

6' 0" x 6' 2" (1.82m x 1.88m)

Fully tiled walls, obscured window, small radiator, laminate flooring and fitted with white, three piece suite comprising corner shower cubicle with electric shower, wash hand basin and close coupled WC.

Annexe Bedroom (or bedroom 5 of main house)

9' 8" x 7' 10" (2.94m x 2.40m)

A rear aspect bedroom with radiator.





EXTERNALLY

Garden

The property benefits from well proportioned, enclosed gardens. To the front a large lawn with boundary hedging and flower borders flanks the driveway. Access via the side of the property to an enclosed rear garden incorporating substantial lawn, patio seating area, boundary hedging and variety of flower borders. The current owners have sectioned off part of the garden from the lawn, as a separate seating/dining area which could also be utilised by the occupants of the annexe. This could easily be re-added to the main garden if desired.

DRIVEWAY

3 Parking Spaces

A private driveway provides parking for two/three vehicles and leads to the garage

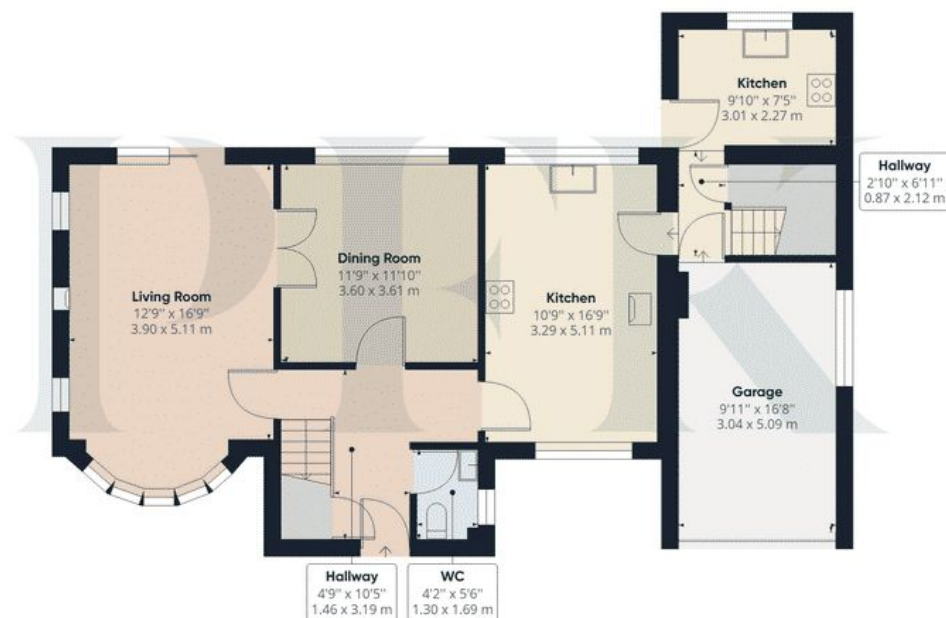
GARAGE

Single Garage

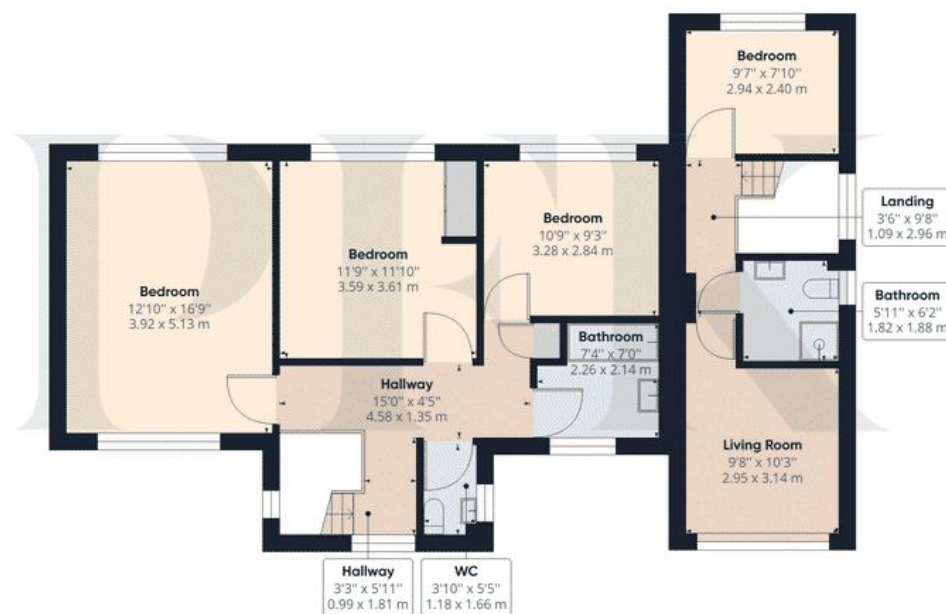
With up and over door, power and light.







Floor 0



Floor 1

Approximate total area⁽¹⁾

1893.50 ft²

175.91 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.

GIRAFFE360

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.





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