



Vyner House Cross Lanes, Seascale, CA20 1EZ

Guide Price **£375,000**

PFK

Vyner House Cross Lanes

The Property

An individually built, detached four-bedroom home on Cross Lanes in Seascale, offered with no onward chain. This spacious property provides an ideal opportunity for a family to create their forever home, with plenty of potential throughout.

The accommodation briefly comprises an entrance hallway, downstairs WC, a lounge with a separate snug and conservatory, a separate dining room, dining kitchen, utility, and access into the large garage. Upstairs, you will find four generous double bedrooms, all offering ample storage, plus a further storage room. The master bedroom benefits from an ensuite, with a further family bathroom featuring a four-piece suite. Due to its location, the front-facing bedrooms enjoy some of the most undisturbed views of the Western fells.

Externally, the property features two driveways providing plentiful off-road parking, a front garden, and side areas suitable for greenhouses or storage sheds. The rear garden is mainly laid to lawn, complemented by mature shrubbery, flower beds, and trees, creating a peaceful and private outdoor space.

Having had only one previous owner, this fantastic home has been cherished by the same family for many years. While some areas may benefit from updating, the potential and space on offer are exceptional.





Vyner House Cross Lanes

Location & Directions

Seascale is a charming coastal village on the Cumbrian coast, offering a relaxed lifestyle with stunning sea views and easy access to the Lake District. The village benefits from local amenities including shops, cafes, and schools, while being well-connected by road and rail for commuting. With its sandy beaches, scenic walks, and strong sense of community, Seascale is an ideal location for families or anyone looking for a peaceful yet well-served village setting.

Directions

The property is located a short distance down Cross Lanes, using postcode CA26 3RB. It can be found on the right-hand side, identified by a PFK for sale board, or via its What3Words location: [///certainly.jogging.deprive](https://www.what3words.com/en/certainly.jogging.deprive).



- Individually built, detached four-bedroom home
- Generous double bedrooms, with storage facilities
- Only one previous owner
- Fantastic views
- Two driveways for ample parking
- EPC rating E
- Council Tax Band D
- No onward chain
- Tenure: freehold

ACCOMODATION

Entrance Hall

9' 4" x 19' 8" (2.85m x 6.00m)

WC

3' 2" x 6' 7" (0.97m x 2.00m)

With WC, sink, and an obscured front-facing window.

Living Room

12' 0" x 19' 8" (3.67m x 6.00m)

A lovely lounge with open access into the snug/reception room, featuring a large front-facing window that fills the space with natural light.

Snug/Reception Room

11' 11" x 7' 11" (3.64m x 2.41m)

A versatile room that could serve as a playroom, snug, or dining space, with sliding doors leading into the conservatory.

Conservatory

11' 7" x 9' 9" (3.54m x 2.98m)

A lovely space with views over the garden and a pedestrian door providing direct access outside.

Dining Room

9' 10" x 11' 10" (3.00m x 3.60m)

Kitchen

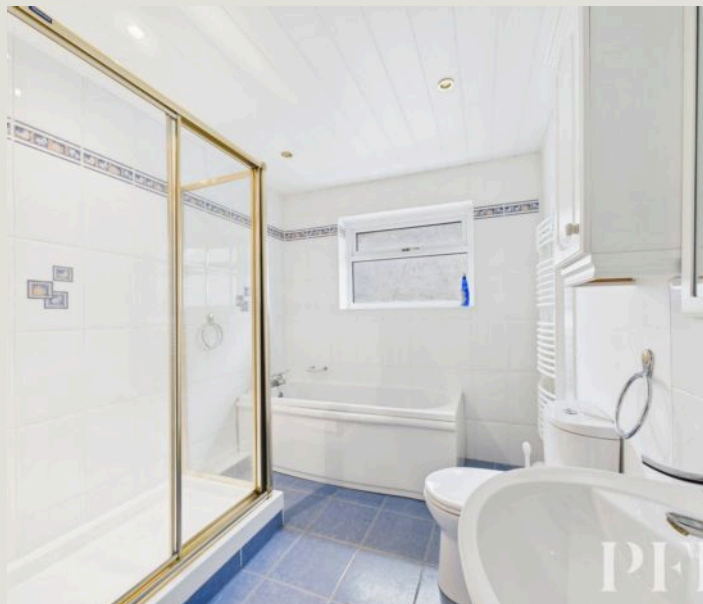
13' 10" x 9' 10" (4.21m x 3.00m)

A breakfasting kitchen with views over the garden and space for a four-seater dining table. Fitted with a microwave oven, hob with extractor above, double ovens, integrated dishwasher, and a 1.5 stainless steel sink with drainer. The kitchen is finished with contrasting work surfaces, wooden cabinetry (some with glazed fronts), and tiled flooring.

Utility

10' 4" x 8' 10" (3.15m x 2.70m)

With pedestrian door to the outside, 1.5 sink with drainer, cupboard and work surfaces, a large storage cupboard, and access into the garage



FIRST FLOOR LANDING

13' 1" x 12' 10" (4.00m x 3.92m)

A large landing spanning the bedrooms, featuring a skylight, access to the loft, and storage cupboard.

Bedroom 1

13' 10" x 10' 10" (4.21m x 3.29m)

En-Suite

7' 9" x 5' 3" (2.36m x 1.60m)

With shower enclosure, WC, and sink set within a vanity unit, heated towel rail, and an obscured side-facing window.

Bedroom 2

14' 6" x 10' 10" (4.41m x 3.31m)

Bedroom 3

9' 10" x 11' 10" (3.00m x 3.60m)

Bedroom 3 wardrobe/storage

5' 10" x 7' 11" (1.77m x 2.41m)

Bedroom 4

9' 4" x 9' 10" (2.85m x 3.00m)

Bedroom 4 wardrobe/storage

6' 0" x 6' 7" (1.83m x 2.00m)

Family Bathroom

10' 4" x 7' 3" (3.16m x 2.20m)

A four-piece suite comprising bath, shower enclosure, WC, and sink, with a heated towel rail and an obscured side-facing window.

Storage Room

3' 3" x 28' 6" (1.00m x 8.69m)

Running along the eaves of the house, this space is ideal for storage but could easily be adapted for other uses with the right conversions.





EXTERNALLY

Garden

The outside spaces comprise a front garden, and side areas suitable for greenhouses or storage sheds. The rear garden is mainly laid to lawn, complemented by mature shrubbery, flower beds, and trees, creating a peaceful and private outdoor space.

GARAGE

Single Garage

With electric up and over door.

DRIVEWAY

5 Parking Spaces

The property features two driveways providing plentiful off-road parking





ADDITIONAL INFORMATION

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.

Services

Mains gas, electricity, water & drainage. 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.





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