



**5 The Crescent, Seascale, CA20 1QA**

Guide Price £350,000

**PFK**



## 5 The Crescent

### The Property

This impressive, large terrace home on The Crescent in Seascale has been lovingly renovated over the years, restoring its charm while creating a spacious and versatile family residence. Originally two properties, it now offers generous accommodation with a flexible layout, ideal for growing families or those looking to relocate to the coast. Situated just moments from the beach, the property enjoys spectacular views over the sand and the Irish Sea, while all village amenities are within easy reach.

The accommodation is bright and welcoming throughout. An entrance vestibule with original tiled flooring leads into a hall, connecting to a lounge with a stunning bay window that frames the breathtaking sea views. A contemporary kitchen and dining room provide ample space for modern family life, with a staircase from the dining area leading to a first-floor reception room or bedroom, offering potential for use as an independent suite for guests or accommodation for a dependent relative. Additional ground floor rooms include a utility, W.C., and rear porch with fitted units for extra storage, while access to a spacious cellar with two large rooms provides further flexible space.





## 5 The Crescent

### The Property continued.....

Upstairs, the property offers up to three bedrooms, two of which are currently used as reception rooms with bay windows to the front, plus a luxury family bathroom with a four-piece suite. On the second floor, there are a further three bedrooms and a shower room, providing ample accommodation for larger households. Externally, there is off-road parking for two vehicles at the rear, with a large garden featuring a decked patio with undercroft storage, steps down to a main paved garden for easy maintenance, and plenty of space for outdoor entertaining. This is a rare opportunity to acquire a versatile, coastal home with stunning views, generous living space, and a truly unique setting — early viewing is highly recommended to fully appreciate its charm and potential.

- Spacious, renovated terrace home in coastal Seascale
- Stunning views over the beach and Irish Sea
- Flexible accommodation including up to 6 bedrooms and multiple reception rooms
- Off-road parking for two vehicles and easy access to village amenities
- Ideal for growing families and relocation
- EPC Rating D
- Council Tax Band D
- Tenure: Freehold







## 5 The Crescent

### Location & Directions

The Crescent offers close proximity to Seascale village centre, local shops, schools, and amenities. With the beach on your doorstep and spectacular coastal scenery, it is an ideal location for families, buyers relocating to the area, or anyone seeking a coastal lifestyle. The village is well connected by road and rail, providing convenient links to nearby towns and the wider Cumbrian coast.

### Directions

The property can be located using either CA20 1QA or What3words///cherry.finders.thundered





## ACCOMMODATION

### Entrance vestibule

Approached via upvc door, tradition glazed wooden door leads to the hallway, part panelled walls and original tiled floor.

### Entrance Hallway

Stairs to first and second floors, access down to the cellar. radiator, original cornicing and Karndean flooring. Doors to accommodation.

### Lounge

15' 9" x 13' 0" (4.81m x 3.95m)

Beautiful reception room with original cornicing and ceiling rose, large bay window to front offers fine views across to the beach and coastline, modern gas stove set in bricked recess with solid wood mantel. Original cupboard built into alcoves, radiator.

### Kitchen

13' 11" x 12' 9" (4.25m x 3.89m)

Fitted with contemporary gloss handleless wall, base and full length units with complementary granite worksurfacing and breakfast bar unit. Sunken 1.5 bowl sink and drainer unit. Contrasting splashback, 2 electric ovens integrated at eye level, Siemens induction hob with modern extractor over. Integrated appliances including 2 fridge/freezer and dishwasher.

### Dining Room

16' 0" x 12' 3" (4.89m x 3.73m)

A bright reception room with bay window to front providing stunning views. Stairs lead to a first floor reception/bedroom creating a great space for a dependent relative or teenager. Radiator and wood effect flooring.

### Utility Room

8' 0" x 8' 6" (2.43m x 2.58m)

Fitted with full length and base units and contrasting worksurfacing incorporating stainless steel sink and drainer unit. Plumbing for a washing machine, window to rear, radiator, Karndean flooring and door to WC.





### W.C

8' 0" x 3' 10" (2.43m x 1.18m)

Fitted with concealed cistern WC and wash hand basin both set on large vanity unit with a range of base units providing useful storage. Window to rear, part pvc panelled walls and radiator.

### Rear Porch

7' 11" x 4' 9" (2.41m x 1.46m)

Fitted storage cupboards to one wall offer additional storage and there is access to the rear garden via a part glazed upvc door. Karndean flooring.

### Cellar

Room 1 - 5.39m x 1.81m Room 2 - 2.40m x 5.47m Room 3 - 4.32m x 3.94m

### First Floor Landing

Stairs to second floor, radiator and doors to accommodation.

### Bedroom/Lounge

13' 3" x 12' 2" (4.03m x 3.72m)

Stairs lead from the dining room to a large room currently utilised as a sitting room, but equally suited as a bedroom and with the staircase from the dining room, lends itself to be used as guest accommodation or for a teenager. Benefitting from large bay window to front with stunning sea views, further window to front, coved ceiling and a radiator.

### Bedroom

14' 1" x 12' 7" (4.29m x 3.84m)

Large double bedroom with window to rear, fitted mirrored wardrobes to one wall with an hidden doorway providing access to Jack and Jill bathroom. Radiator.

### Family Bathroom

7' 11" x 17' 10" (2.41m x 5.43m)

Fitted with luxury four piece suite comprising concealed cistern WC and wash hand basin both set on wooden vanity unit, freestanding oval bath with floor mounted tap and large walk in shower enclosure with pvc panelled splashback and mains rainfall shower. Fully tiled walls and floor, part obscured window to rear, downlights and radiator.





**Bedroom**

15' 8" x 13' 1" (4.77m x 3.98m)

Currently utilised as a sitting room this room has large bay window to front with stunning views across the beach and Irish sea, radiator.

**Second Floor Landing**

Bright, Velux, 2 large walk in storage cupboards, doors to accommodation.

**Shower Room**

7' 6" x 12' 2" (2.28m x 3.71m)

Concealed cistern WC, wash hand basin set on modern dresser unit with drawer, walk in shower with power shower. Downlights, tiled walls and flooring, obscured window, radiator.

**Bedroom**

Double bedroom, window to front with stunning views over the beach to the sea, large walk in wardrobe, radiator.

**Bedroom**

10' 11" x 12' 8" (3.32m x 3.86m)

Double bedroom located to rear of property with large window, built in sliding wardrobes to one wall, radiator.

**Bedroom**

11' 1" x 12' 3" (3.37m x 3.73m)

Double bedroom positioned to front of property with stunning views over the beach to the sea, fitted sliding wardrobes to one wall, radiator.







## EXTERNALLY

### Garden

The rear garden is a standout feature, combining practicality with charm. A decked patio provides a perfect space for outdoor dining or relaxing while enjoying the surrounding views, with undercroft storage offering added convenience. Steps lead down to a spacious, paved garden, designed for low maintenance enjoyment and ideal for family activities, entertaining, or simply soaking up the coastal atmosphere.

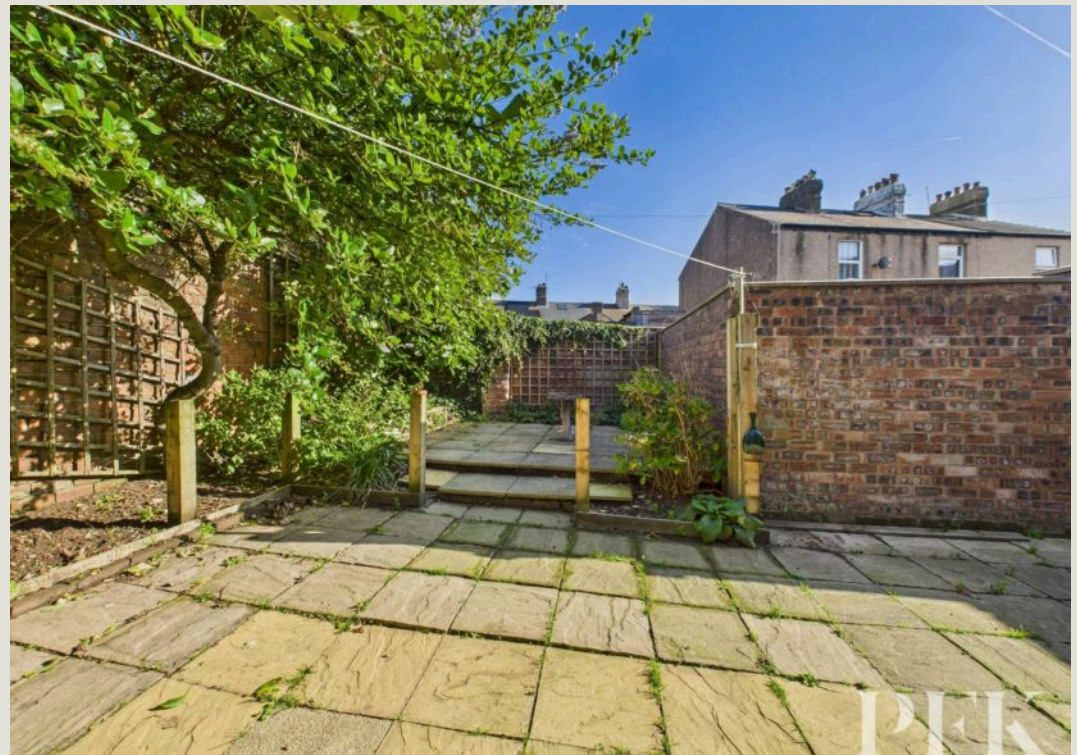
### DRIVEWAY

#### 2 Parking Spaces

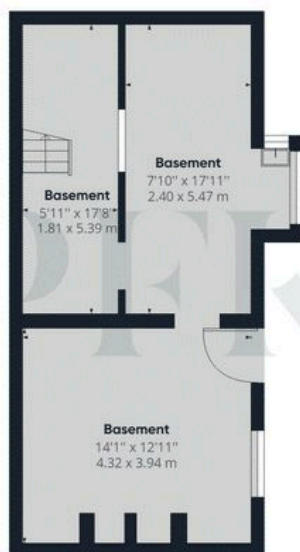
There is off road parking for 2 vehicles to the rear of the property.







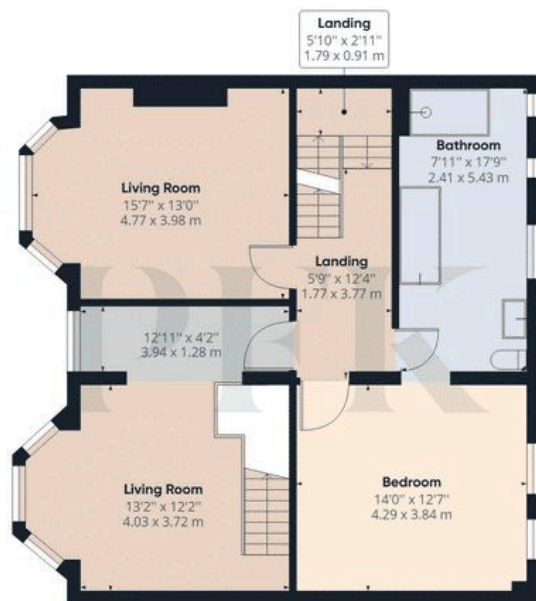




**Floor -1** Building 1



**Floor 0** Building 1



**Floor 1** Building 1



**Floor 2** Building 1

**PEK**

**Approximate total area<sup>(1)</sup>**

2851.72 ft<sup>2</sup>

264.93 m<sup>2</sup>

(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



# Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> <div> <div>(92+) <b>A</b></div> <div>(81-91) <b>B</b></div> <div>(69-80) <b>C</b></div> <div>(55-68) <b>D</b></div> <div>(39-54) <b>E</b></div> <div>(21-38) <b>F</b></div> <div>(1-20) <b>G</b></div> </div>	<div>63</div>	<div>80</div>
<i>Not energy efficient - higher running costs</i>		

**England, Scotland & Wales**

EU Directive  
2002/91/EC





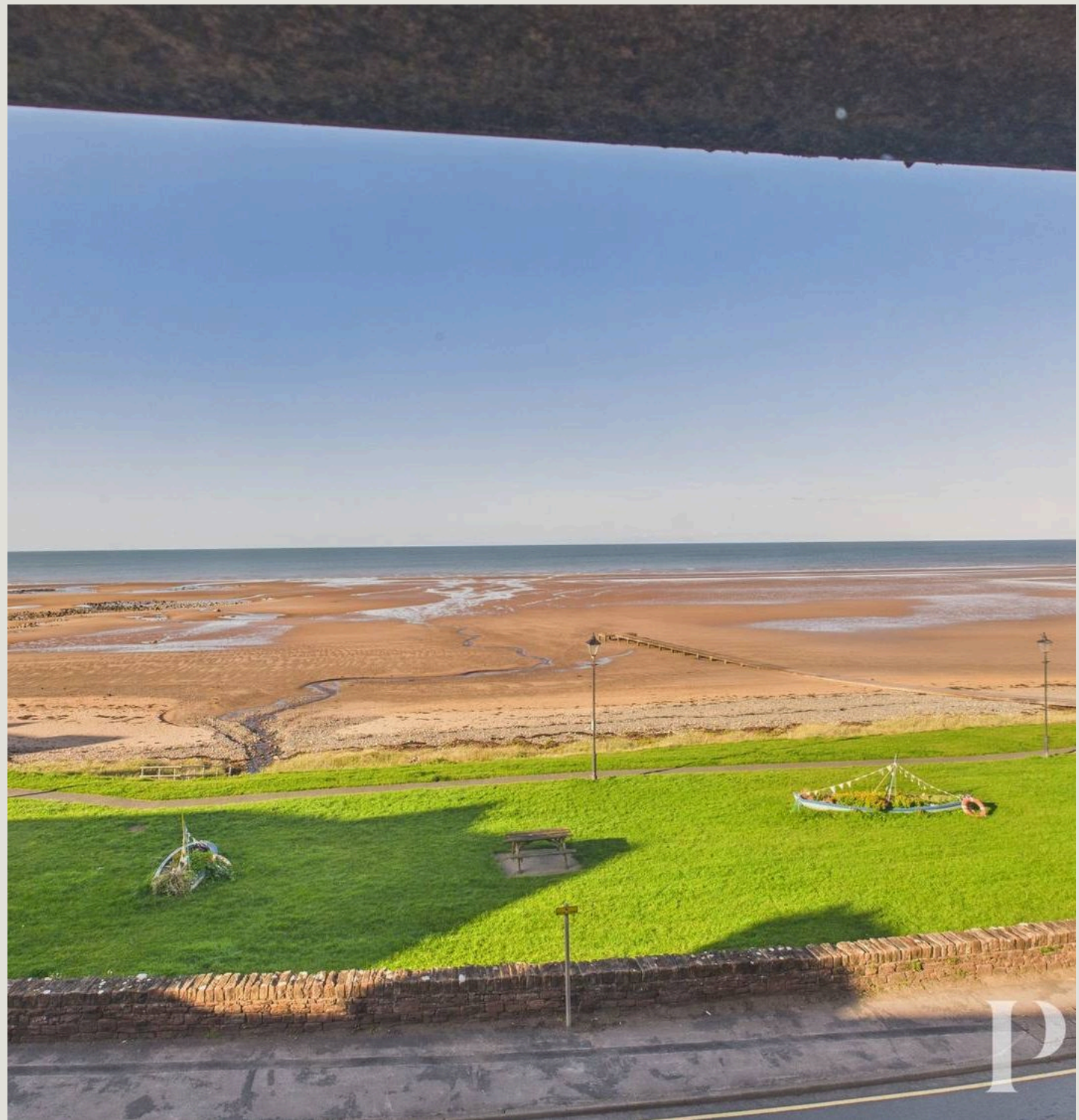
## ADDITIONAL INFORMATION

### Services

Mains gas, electricity, water & drainage. Gas 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.







## PFK Estate Agency Cockermouth

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# PFK

