

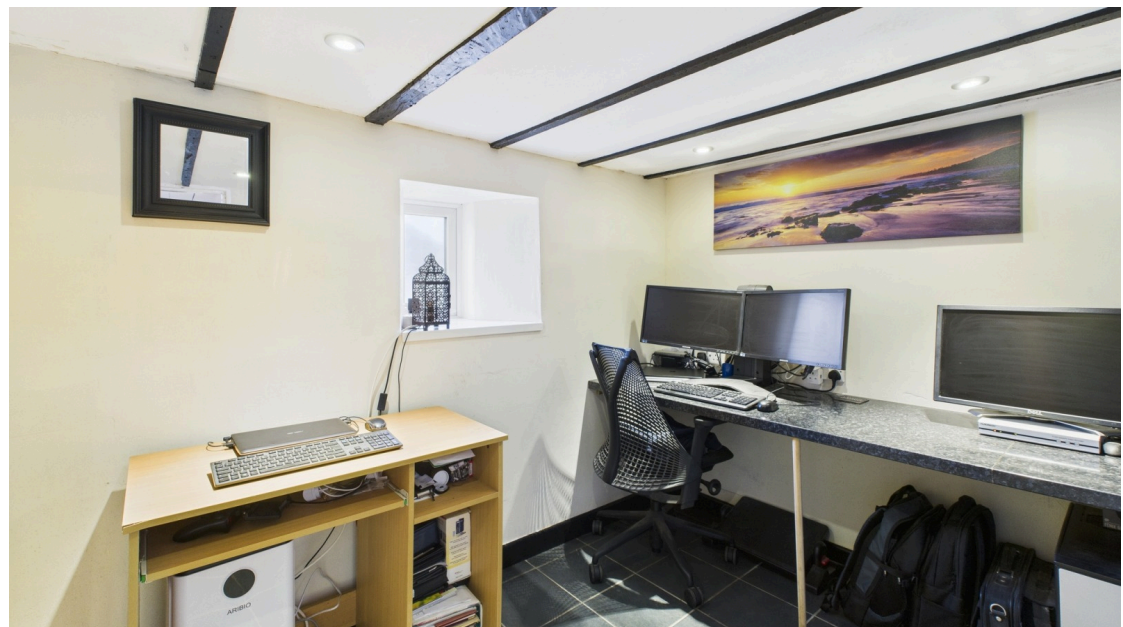


2

Bedrooms

1

Bathroom









Property Description

Located down a private track in the serene area of **Frizington, Cumbria**, this charming **detached house** offers a perfect blend of comfort, practicality, and countryside charm. The property features **two well-sized bedrooms**, a **modern bathroom**, and **two reception rooms**, providing generous living and entertaining space. The **kitchen** is equipped with **contemporary appliances**, creating a functional and stylish area for everyday cooking and dining.

Set within **spacious landscaped gardens**, the property includes a range of impressive outbuildings, offering exceptional versatility and lifestyle opportunities. An **attached barn** and **workshop** provide excellent potential for hobbies, storage, or conversion (subject to consent). There are also **garages** offering ample space for vehicle storage or additional workspace.

Adding to the property's appeal is a **beautiful summer house**, complete with an **entertainment area and hot tub**, ideal for relaxation and social gatherings in all seasons. The extensive outdoor space is perfectly suited for those who enjoy gardening, entertaining, or simply unwinding in a peaceful rural setting.

Additional features include **off-road parking**, **full double glazing**, and **well-maintained grounds**, ensuring both comfort and convenience.

Frizington offers a **tranquil countryside atmosphere** with essential amenities close by, including shops, schools, and transport links. This makes the property an excellent choice for anyone seeking to enjoy rural living without sacrificing accessibility.

Energy Performance Certificate (EPC) details are available upon request.

This home presents a **wonderful opportunity** for those looking to settle in a **picturesque and peaceful part of Cumbria**, with added lifestyle features that make it truly stand out.

Services

The property benefits from mains water and electricity. The drainage is to a septic traditional septic tank. The central heating is provided by a calor gas boiler and the hotwater is supplied by an air source heat pump. The air source heat pumpcan be used in the summer months to make use of the added benefit of solarpanels on the roof instead of using gas. The combi-boiler supplies both hot water and central heating.

Please also note that there is a right of access along the track for access to the surrounding field.

METHOD OF SALE

The property is offered for sale by Private Treaty. The Vendor reserves the right to amendthese particulars, not to accept any offer received or to withdraw the propertyfrom sale at any time. A closing date for offers may be fixed, and prospectivepurchasers are advised to register their interest with the selling Agents following an inspection.

VIEWING Strictly byarrangement with the Sole Agents:

MitchellsEstate Agency, Lakeland Livestock Centre, Cockermouth, Cumbria, CA13 0QQ

Tel:01900 822016 Email: info@mitchellsestateagency.co.uk



Floor 0



Floor 1

Approximate total area⁽¹⁾

2934 ft²

272.5 m²

Reduced headroom

65 ft²

6.1 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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