



Causeway End, Caldbeck, CA7 8DP

Guide Price £350,000

PFK

# Causeway End

## The property

Causeway End is a charming three-bedroom semi-detached cottage, nestled in the heart of the picturesque village of Caldbeck within the stunning Lake District National Park.

This spacious and characterful home features a large dining kitchen, separate utility room, and a cosy lounge complete with a log-burning stove. Upstairs, a bright and airy landing leads to three well-proportioned bedrooms and a generous family bathroom.

Outside, the delightful tiered cottage garden is a haven for gardening enthusiasts, with stone steps winding through mature planted beds up to a lawned seating area – the perfect spot to enjoy glorious open countryside views and the tranquillity of the surroundings. A charming stone outhouse offers practical storage for tools or outdoor furniture, while the oil tank is discreetly located to the rear.

With excellent local amenities on your doorstep and a thriving village community, this property offers not just a home, but a relaxed and engaging lifestyle in one of the Lake District's most sought-after rural locations. Whether you're a nature enthusiast, a social butterfly looking to immerse in village life, or simply seeking a cosy retreat to call home, this property ticks all the boxes for a laid-back village lifestyle with a touch of countryside charm.





## Caldbeck, Wigton

### The location

Caldbeck is a vibrant rural village situated within the stunning landscape of the Lake District National Park. The village offers a range of local amenities including a well-regarded primary school, independent shops, welcoming cafés and pubs, charming bed and breakfasts, a GP practice, hairdresser, village green and pond, a historic church, and numerous scenic countryside walks.

### Directions

Causeway End can be located with the postcode CA7 8DP and identified by a PFK For Sale board. Alternatively by using What3Words: [///butterfly.contain.salon](https://www.what3words.com////butterfly.contain.salon)

**Council Tax band: C**

**Tenure: Freehold**

**EPC - TBC**

**Grade II Listed and located within a conservation area**



## ACCOMMODATION

### Living Room

14' 8" x 13' 0" (4.46m x 3.95m)

### Hallway

### Dining / Kitchen

Large L shaped room

### Utility Room

7' 9" x 4' 4" (2.37m x 1.32m)

## FIRST FLOOR

### Landing

### Bedroom 1

14' 9" x 10' 3" (4.49m x 3.13m)

### Bedroom 2

11' 9" x 6' 6" (3.59m x 1.98m)

### Bedroom 3

8' 11" x 8' 9" (2.71m x 2.66m)

### Bathroom

10' 8" x 6' 11" (3.25m x 2.11m)

## EXTERNALLY

### Garden

The property has a tiered garden with stone steps and mature planted beds, leading up to the top lawned area, taking in fabulous open countryside views and benefitting from a stone outhouse. The oil tank is located to the rear and the pathway around the back of the property gives a pedestrian right of access to one neighbouring property for bins etc.

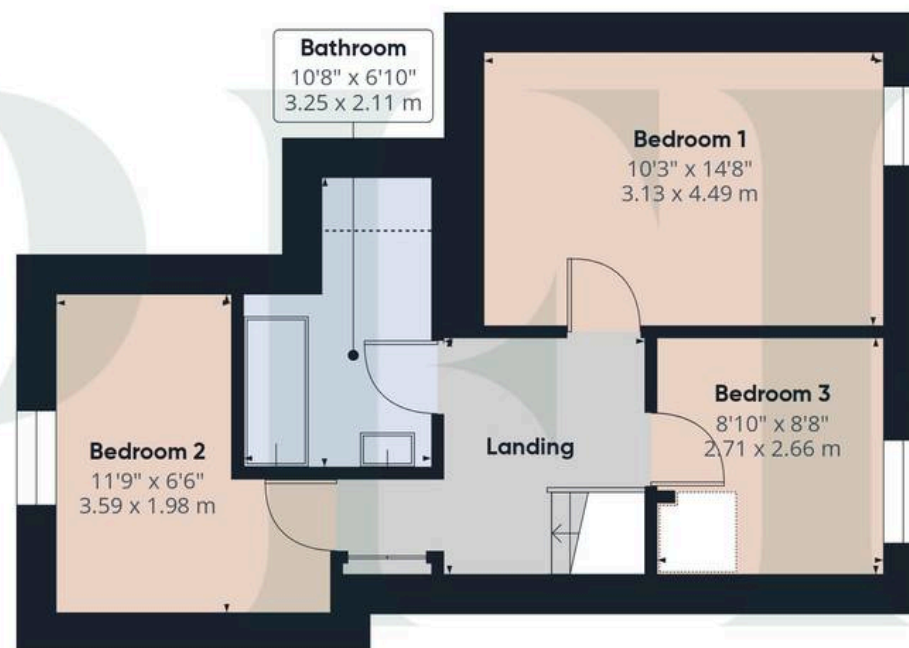
The property benefits from a wide pavement area to the front (not included in the title) but where two cars can be parked, this also gives access to the side lane where there is scope for additional parking.







Floor 0



Floor 1

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

935 ft<sup>2</sup>

86.9 m<sup>2</sup>

## Reduced headroom

8 ft<sup>2</sup>

0.7 m<sup>2</sup>

(1) Excluding balconies and terraces

## Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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## ADDITIONAL INFORMATION

### Services

Mains electricity, water & drainage; oil central heating.  
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 Agents

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