



A rare opportunity to purchase a detached property in Camerton

Beautiful setting in a semi rural village

Separate utility outside WC

Stunning fell views from the garden

Three good size double bedrooms

Two reception rooms plus open plan kitchen diner

In need of some renovation with excellent potential

Large plot with two outbuildings

Large private rear garden

Contemporary modern first floor shower room

Nestled in the heart of the charming semi-rural village of Camerton, this spacious detached property requires some work but boasts stunning views of the surrounding fells, making it a dreamy retreat for those seeking a tranquil lifestyle.

Calling all DIY enthusiasts and creative souls! This property is a blank canvas waiting for someone to come along and add their personal touch. With sprawling potential, this home offers endless possibilities for customisation, allowing you to create your perfect home sweet home.

Step inside and be greeted by two welcoming reception rooms that offer versatile living spaces. Picture yourself cosying up by the fireplace in the lounge, complete with a rustic log burning stove – perfect for those chilly evenings.

The heart of the home is the large open plan kitchen diner, ideal for whipping up culinary delights and entertaining guests. Adjacent is a convenient utility room, making household chores a breeze.

To the first floor there are three generously sized double bedrooms, each offering a peaceful sanctuary to unwind after a long day. The contemporary modern shower room is more recently updated and features a modern walk in shower.

Situated on a large plot, this property beckons for expansion, allowing you to create additional living space to suit your needs.

Outside, the rear gardens provide a picturesque backdrop, complemented by two spacious outbuildings that offer endless possibilities for a workshop, studio, or extra storage. Surrounded by enchanting woodland to the rear and captivating fell views to the side, this idyllic location offers a sense of serenity and seclusion while being just a short drive from the towns of Workington, Cockermouth, and village of Seaton, which has a range of amenities.

Embrace the great outdoors with easy access to the scenic Cumbrian coastline, as well as the lesser-known western lakes and surrounding fells. Nature enthusiasts will revel in the abundance of pleasant walks around the river Derwent and the surrounding woodland, with a convenient cycle path at the top of the village for those seeking an active lifestyle.

This property is more than just a house – it's a lifestyle. With its excellent potential and prime location, it presents a rare opportunity to create the perfect family home. Don't miss out on the chance to make this your forever home – book a viewing today and prepare to be captivated by the stunning views and peaceful surroundings that await you.



Selling with First Choice Move

First Choice Move began in 2010 from humble beginnings—from a kitchen table in Egremont. Built on family values, hard work, and a passion for property, we have grown to become the largest estate agency in West Cumbria. As a family-run business, we believe in combining traditional estate agency values with the very latest marketing techniques to ensure every property gets maximum exposure. From high-quality photography, 3D tours, drone photography, videos and professional floorplans to online advertising and social media campaigns, we use a tailored approach to attract the right buyers. Our commitment to excellence has earned us multiple national, industry-recognised awards, a testament to our dedication to delivering outstanding service and results. We are more than just an estate agency—we're a trusted partner for buyers and sellers across West Cumbria, combining innovation with personal service to help you move with confidence.

MORTGAGES

Need help finding the right mortgage for your needs? First Choice Move Mortgage Services are part of the Mortgage Advice Bureau network, one of the UK's largest award-winning mortgage brokers. We can search from a selection of over 90 different lenders with over 12,000 different mortgages, including exclusive deals only available through us, to find the right deal for you. Our advice will be specifically tailored to your needs and circumstances, which could be for a first-time buyer, home-mover, or for remortgaging or investing in property. Contact us on 01946 413001 to arrange a free consultation with one of our experienced and dedicated in house mortgage and protection advisers. You may have to pay an early repayment charge to your existing lender if you re-mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

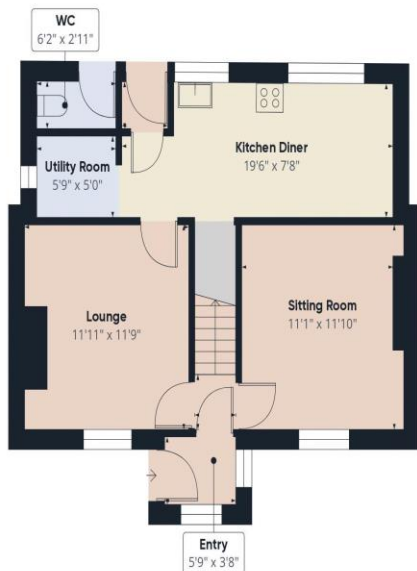
NOTE

Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. Some photos may have been taken with a wide-angle camera lens. First Choice Move has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents.





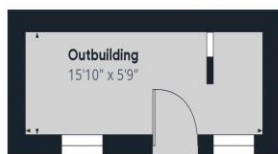




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area[®]
2146.11 ft²

(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.

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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