



**Set in a highly desirable village location, easy reach of the coast and fells**

**Boasts a wealth of charm and character throughout**

**Both bedrooms feature ensuite bathrooms**

**Open plan living concept**

**Ideal holiday home or holiday let**

**Boasting two double bedrooms with exposed ceiling beams**

**Upside down concept to make the most of the countryside views**

**Located within the Lake District National Park**

Step right in to Pine Lodge, a charming 2-bedroom cottage nestled on the edge of the picturesque village of Gosforth, right within the breathtaking embrace of the Lake District National Park. Let me take you on a journey of discovery through this Grade 2 barn conversion that is bursting with character.

As you approach, the property greets you with its undeniable kerb appeal, complete with off-street parking for up to 2 cars. Just imagine coming home to this idyllic setting every day - your own little piece of country paradise.

Step through the door and you'll find yourself in a space that defies convention. Pine Lodge invites you to embrace an upside-down living concept that allows you to fully immerse yourself in the stunning countryside views that surround you. It's a unique twist that truly sets this property apart.

The ground floor plays host to two generously sized double bedrooms, each boasting exposed ceiling beams that exude warmth and character and both feature ensuite bathrooms - a touch that adds convenience to your daily routine. Venture upstairs, and you'll discover a light-filled open plan living space that will leave you breathless. With a total of 5 windows flooding the area with natural light, this is a spot that invites you to sit back, relax, and take in the beauty that lies just beyond your doorstep.

The tastefully decorated living space seamlessly combines a well-equipped kitchen with a cosy lounge area, complete with a charming log-burning stove that promises to keep you warm on those cold Lake District nights. Whether you're whipping up a culinary masterpiece or simply unwinding with a good book, this space is designed to cater to your every need. Looking for your first home? Pine Lodge could be the perfect fit. Dreaming of a holiday escape in the Lake District National Park? This property ticks all the boxes. Whatever your plans may be, this is a place that's ready to welcome you with open arms.

In Pine Lodge, you'll find more than just a house - you'll discover a home that's brimming with potential and possibilities. So why wait? Come and experience the magic of this unique property for yourself. Your new adventure awaits in the heart of the Lake District.



## 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.

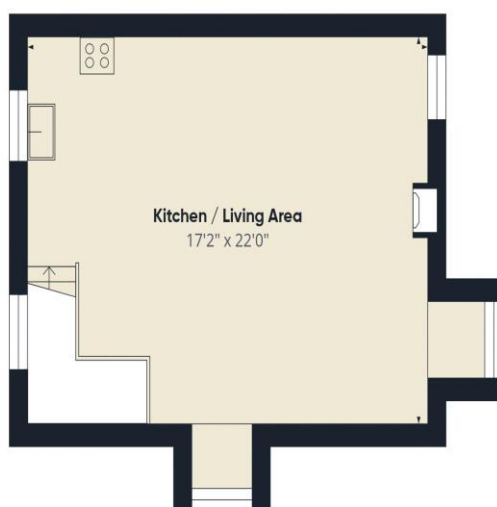








Ground Floor



Floor 1



Approximate total area<sup>m</sup>

700 ft<sup>2</sup>

Reduced headroom

1 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

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 are based on RICS IPMS 3C standard.

GIRAFFE360