



1 Kelton Croft, Kirkland, Frizington, CA26 3YE

Guide Price £215,000

PFK

# 1 Kelton Croft

## The Property

Tucked away in the peaceful village of Kirkland on the edge of the stunning Ennerdale Valley, this modern 2 bedroom detached bungalow offers a wonderful opportunity for downsizers, first time buyers, or anyone seeking a countryside retreat. The property also comes with no onward buying chain. Part of a small, exclusive development of just four bungalows, the home is turnkey ready with a neutral, modern interior. Low maintenance gardens wrap around the property, providing privacy, and a rear patio offers an ideal dining space.

Inside, the bungalow comprises two entrance porches, a lounge with log burning stove and dining area, modern kitchen, two double bedrooms, and a contemporary shower room. A garage at the end of the driveway provides storage, with additional space for several cars.

With the wild beauty of Ennerdale on your doorstep, this is a perfect base for walkers, cyclists, or anyone drawn to the Lake District lifestyle. Comfortable, practical, and well priced, it is equally suited as a retirement home, first property, or holiday escape.





## 1 Kelton Croft

### Location & Directions

Kirkland is a peaceful village on the edge of the breathtaking Ennerdale Valley, offering a quiet, rural lifestyle with easy access to the stunning landscapes of the Lake District. Ideal for walkers, cyclists, and nature lovers, the area combines scenic countryside with a welcoming village atmosphere, making it perfect for both retreats and everyday living.

### Directions

The property can be located using CA26 3YE or What3words //giants.stems.tasters, located next door to the church.

- **Modern 2 bed detached bungalow in peaceful Kirkland**
- **Turnkey ready with neutral, contemporary interior**
- **Low maintenance gardens with rear patio for outdoor dining**
- **Lounge with log burning stove**
- **Garage & driveway parking**
- **EPC rating F**
- **Council Tax Band B**
- **Tenure: freehold**

## ACCOMODATION

### Entrance Porch

### Living Room

11' 0" x 14' 1" (3.36m x 4.30m)

Lounge with log burning stove, open access to the kitchen, and a front facing window offering lovely views of the garden and the fells beyond.

### Kitchen

7' 3" x 13' 1" (2.22m x 4.00m)

Kitchen with dual aspect windows, hob with oven and extractor, tiled flooring, 1.5 sink with drainer, cream cabinets with oak effect worktops, partially tiled splashback, space for a washing machine, and door to boot room.

### Boot Room

3' 10" x 3' 11" (1.16m x 1.20m)

Including a door to the external side for easy access.

### Bedroom 1

7' 3" x 16' 9" (2.20m x 5.10m)

### Bedroom 2

9' 0" x 9' 10" (2.74m x 3.00m)

### Bathroom

5' 5" x 7' 7" (1.65m x 2.30m)

Shower room with corner shower cubicle, WC, wash hand basin, obscured side window, and large storage cupboard.





#### Garden

Low-maintenance gardens wrap around the property, providing privacy, while a rear patio offers an ideal dining space. The boundaries are enclosed by hedging, and mature shrubs and trees complete the garden.

#### Garage

Single Garage

#### Driveway

3 Parking Spaces

#### ADDITIONAL INFORMATION

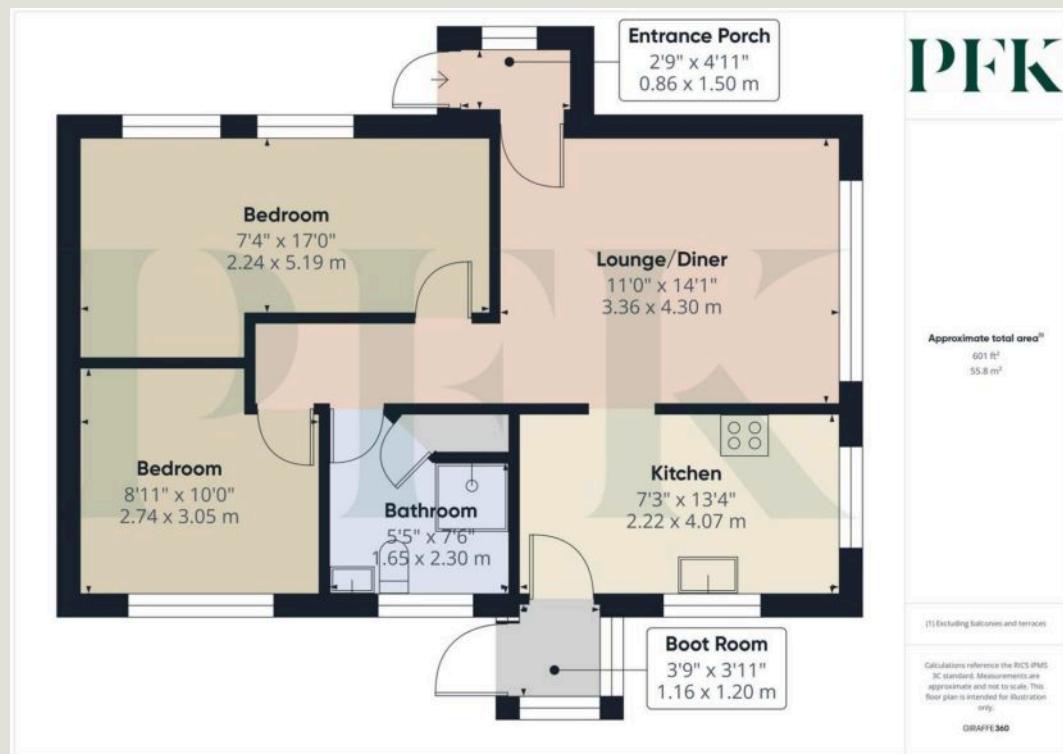
#### Services

Mains electricity, water & drainage. LPG fired central heating and double glazing installed. 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.

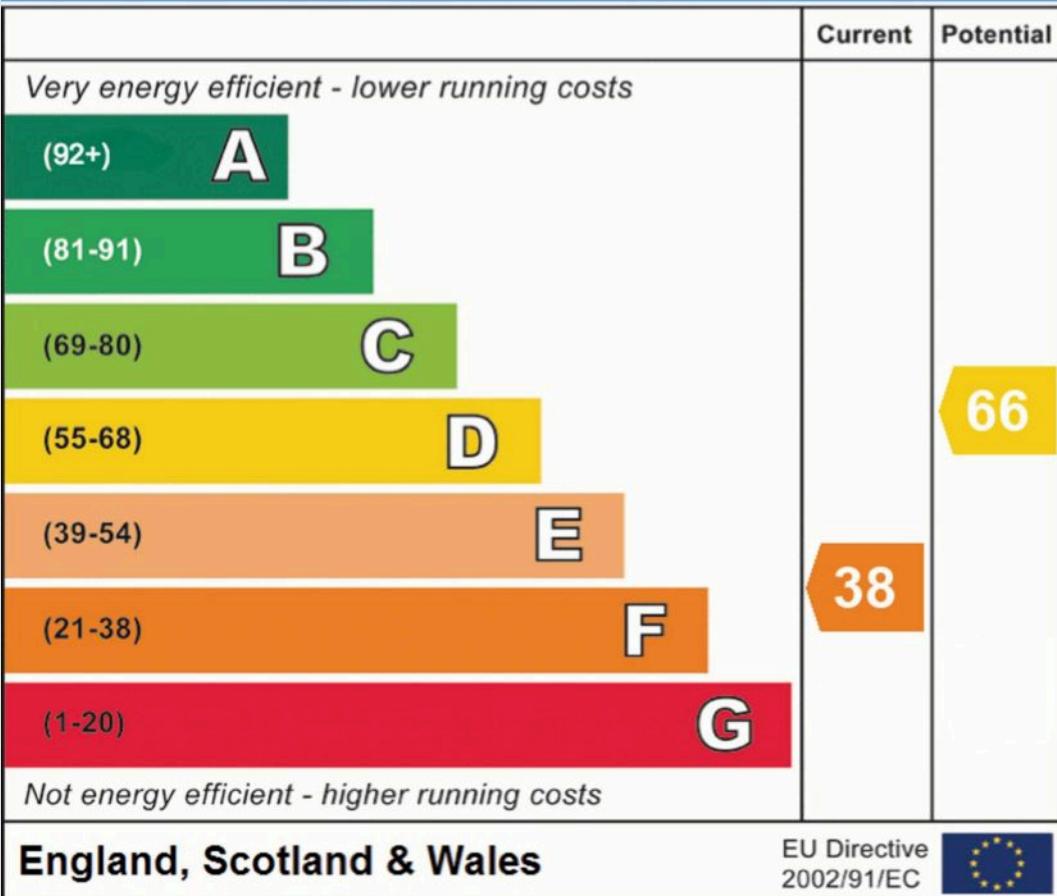
#### Referral & Other Payments

PKF 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 PKF will receive a referral fee : Napthens 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.





## Energy Efficiency Rating





## PFK Estate Agency Cockermouth

68 Main Street Cockermouth, Cumbria – CA13 9LU

01900 826205

[cockermouth@pfk.co.uk](mailto:cockermouth@pfk.co.uk)

[www.pfk.co.uk/](http://www.pfk.co.uk/)

# PFK

