



4 Black How, Seascale, CA20 1LQ

Guide Price **£240,000**

PFK

4 Black How

The Property:

Nestled on the edge of the sought after coastal village of Seascale, this beautifully presented two bedroom detached bungalow enjoys a peaceful setting with just a handful of neighbouring properties, surrounded by rolling countryside and within easy reach of the beach and village amenities.

Offered for sale with **no onward chain**, the property has been thoughtfully refurbished to an exceptional standard, combining contemporary style with charming cottage character. High quality finishes are evident throughout, including solid oak cottage style internal doors, durable wood effect luxury vinyl tile (LVT) flooring to the main living areas, plush carpets to the bedrooms, and a beautifully appointed, fully tiled bathroom. The property also benefits from **solar panels**, providing improved energy efficiency and helping to reduce running costs.

The accommodation comprises a spacious and light filled lounge with patio doors opening onto a stylish composite patio, seamlessly connecting indoor and outdoor living. The lounge flows into a contemporary galley style kitchen, creating an inviting open-plan living space ideal for both relaxing and entertaining. There are two generously sized bedrooms and a luxurious modern bathroom, all finished to an impeccable standard.



4 Black How

The Property continued...

Outside, the property offers offroad parking to the side, a beautifully landscaped enclosed patio garden, and a separate enclosed composite decking area with feature lighting, providing the perfect space to enjoy sunny afternoons or alfresco dining.

Currently operating as a successful holiday cottage, the property generates an attractive income, with financial details available to seriously interested purchasers. Equally, it would make an idyllic permanent residence, coastal retreat, or second home for those seeking a peaceful lifestyle in one of west Cumbria's most desirable seaside locations.

Early viewing is highly recommended to fully appreciate the outstanding quality, tranquil setting, energy efficient features, and exceptional lifestyle this delightful coastal cottage has to offer.





4 Black How

Location & Directions:

Seascale is a small coastal village on the edge of the Lake District National Park. Benefiting from its location, just off the A595, and from having a railway station, Seascale is a perfect base for anyone working at Sellafield or any of the other employment centres located along the west coast. The village itself offers a good range of local amenities including supermarket, pharmacy, doctors' surgery, primary school and golf course.

Directions

The property can be located on Black How using either CA20 1LQ or [W3W///venue.chromatic.ignore](https://venue.chromatic.ignore)

- 2 bed detached bungalow
- Immaculate order
- No onward chain
- Perfect for retirement or as a second/holiday home
- Low maintenance garden area & parking
- Tenure: Freehold
- EPC rating F
- Council Tax: Band TBC



ACCOMMODATION

Open Plan Breakfasting Kitchen

22' 2" x 5' 8" (6.76m x 1.72m)

Accessed via UPVC entrance door. A beautifully fitted galley kitchen with ceiling spotlights, two windows, range of matching wall and base units with complementary work surfacing and breakfast bar, metro tile splashbacks, and 1.5 bowl sink/drain unit with mixer tap. Built in electric oven and hob with extractor over, integrated dishwasher and fridge freezer and laminate flooring.

Lounge

14' 3" x 10' 6" (4.34m x 3.19m)

A bright, spacious living area with window to side aspect and patio doors leading out to a private, decked sun terrace. Wood effect flooring, electric radiator and downlights to one wall. Space for small dining table.

Inner Landing

Providing access to Bedroom 2 and to the dual access bathroom. Built in storage cupboard.

Bedroom 1

14' 2" x 10' 3" (4.31m x 3.13m)

A dual aspect bedroom with windows to front and rear elevations. Electric radiator.

Dual Access Bathroom

8' 0" x 7' 1" (2.45m x 2.16m)

Located centrally between the two bedrooms and with direct access via the hallway and Bedroom 1. Fitted with three piece suite comprising P shaped bath with electric shower over, low level WC and wash hand basin set on vanity unit. Fully tiled walls, small obscured window, chrome laddered radiator and tile effect flooring.

Bedroom 2

10' 3" x 6' 11" (3.13m x 2.12m)

A rear aspect room with electric heater.



EXTERNALLY

Garden

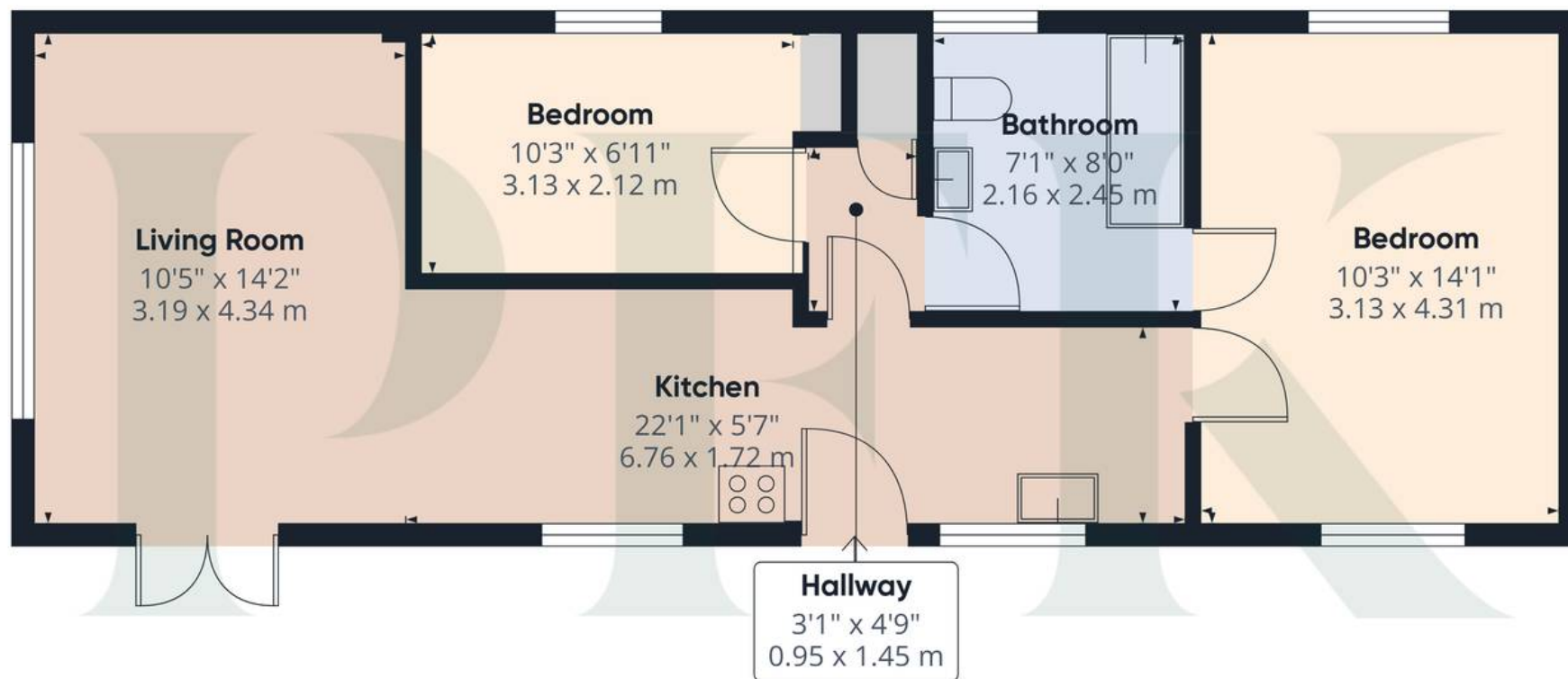
The external area to the rear has been landscaped for ease of maintenance, fully enclosed by attractive panelled fencing and providing a large section of paved patio interspersed with decorative chipped areas. There is a further, separate, fully enclosed composite decked sun terrace with feature lighting - ideal for outdoor dining.

Off street

1 Parking Space

There is an offroad parking space situated to the side of the bungalow.





Approximate total area⁽¹⁾

586 ft²

54.5 m²

(1) Excluding balconies and terraces

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

GIRAFFE360



ADDITIONAL INFORMATION

Services

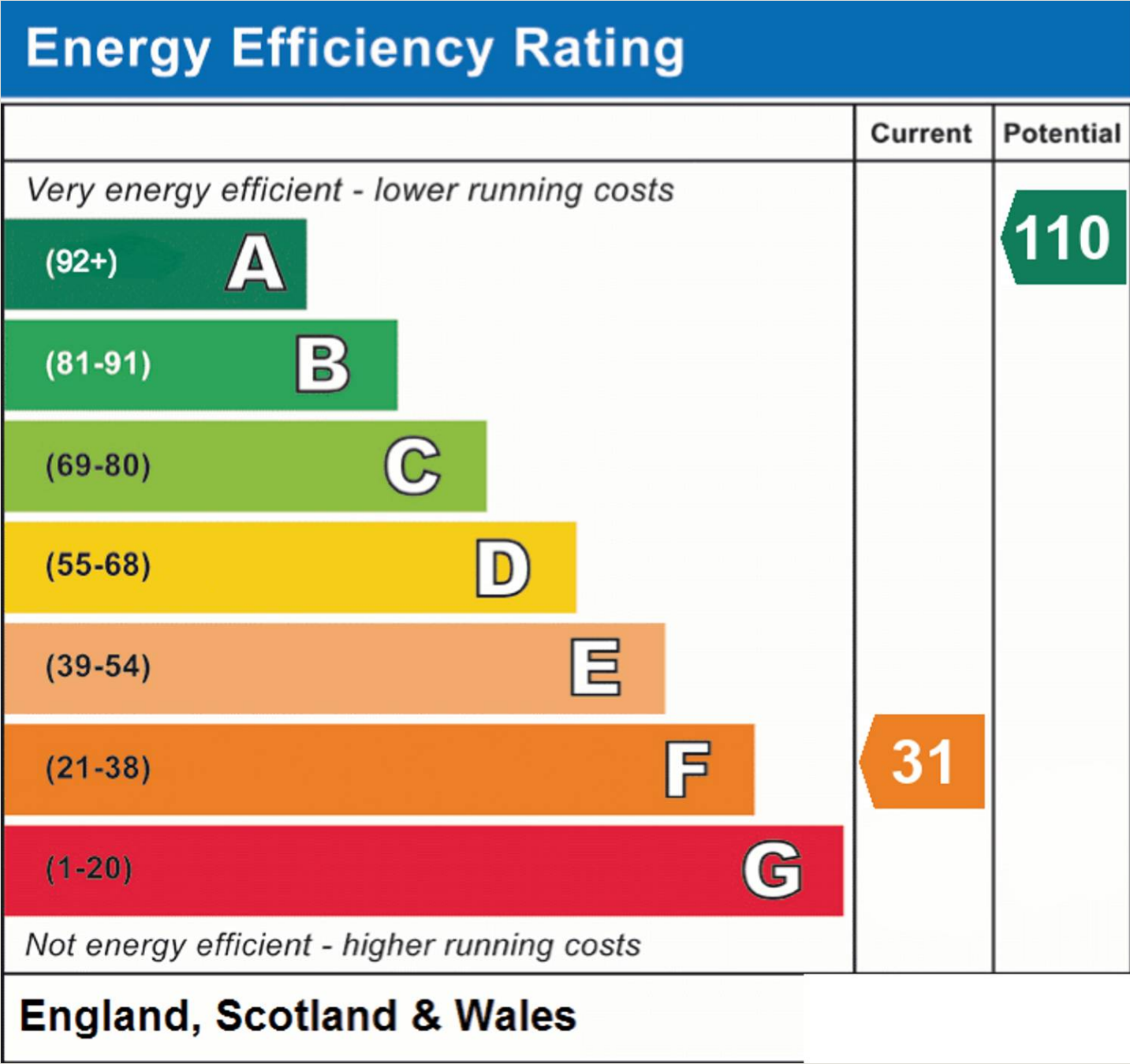
Mains electricity and water. Electric radiators, septic tank, and double glazing installed throughout. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Septic Tank

We have been informed that the property has a septic tank and would advise any prospective purchaser to check it complies with current standards and rules introduced on 1st January 2020.

Referral Fee Disclosure

PFK works with preferred providers for services relating to buying or selling property. These providers offer competitive pricing, but you are under no obligation to use them and are free to choose alternatives. If you do use these services, PFK may receive a referral fee as follows (all figures include VAT): • Conveyancing (Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd , Beyond Conveyancing Ltd): £120 to £240 per completed sale or purchase. • Auction – If you decide to sell your property via Auction House Cumbria following our introduction, the average referral fee earned for 2025 was £2,398 and is dependent on the final sale price. • Financial Services (Emma Harrison Financial Services): average referral fee of £221 in 2024 for arranging mortgages, insurance, and related products. • EPCs (M & G EPCs Ltd): £25 for EPC • Anti – Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.





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