



67 Meadowfield, Gosforth, Seascale, CA20 1HX

Guide Price £325,000

PFK

67 Meadowfield

The Property:

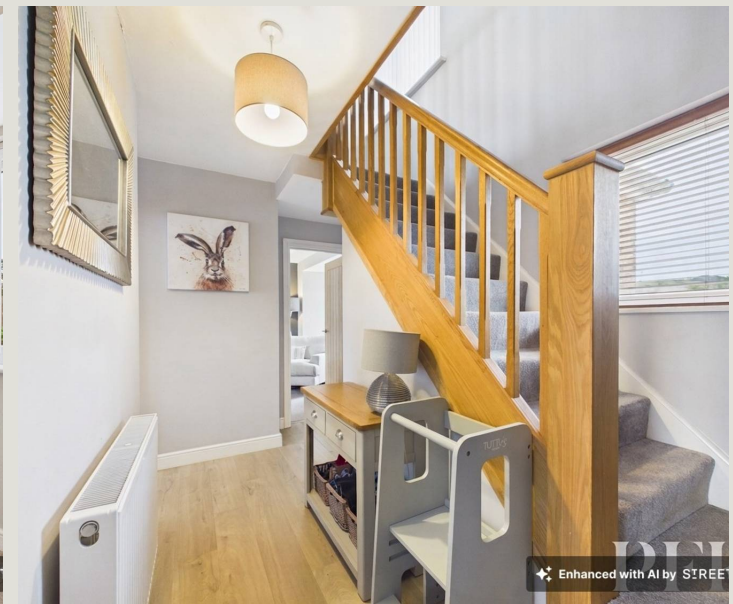
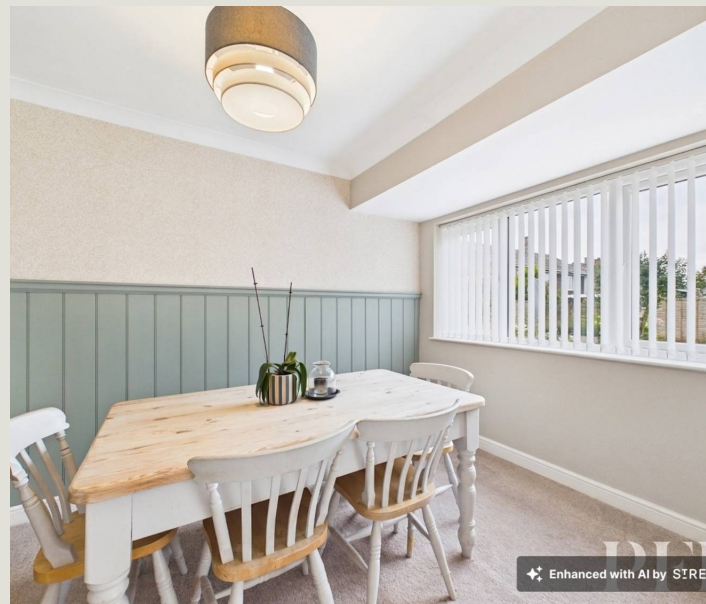
This link detached home on Meadowfield has been fully overhauled by the current owners to create a modern, stylish and beautifully presented family home, offering excellent indoor and outdoor space.

The property has undergone a comprehensive programme of improvements, including newly installed anthracite windows, wood effect composite cladding, adding a contemporary finish to both the front and rear elevations, new internal doors, a new kitchen and bathrooms, new boiler, full rewire, new radiators throughout, new flooring and carpets, and stylish décor. A log burning stove has also been installed, while the lounge has been opened up into the dining room to create a more spacious and sociable living area with views towards the fells.

The accommodation comprises an entrance porch, downstairs WC, spacious lounge with log burning stove and doors opening onto the garden, open-plan to the dining area, and a modern kitchen. The kitchen leads through to useful utility spaces and the garage. Upstairs are three well proportioned bedrooms, with the front bedroom enjoying fell views and a stunning contemporary family bathroom.

This is a much loved family home that has been thoughtfully transformed throughout, creating a genuine turnkey property ready for the next owners to move in and enjoy.

Externally, there is offroad parking for multiple vehicles, a generous front lawn and a private rear garden. The spacious garden has also been upgraded with new fencing, a new patio, lawn and a barked play area, making it ideal for family life and entertaining.





67 Meadowfield

Location:

Gosforth is a picturesque village on the edge of the Lake District, in west Cumbria, offering a peaceful rural setting while remaining well connected to the surrounding towns and the spectacular western Lake District. The village has a strong community feel, with a range of everyday amenities including a village shop, pubs, cafés and local services. It is particularly popular with families and those looking for a quieter lifestyle, while still having good access to the coast, countryside and outdoor pursuits. Gosforth sits close to some of the Lake District's most impressive landscapes, with Wastwater, England's deepest lake, and the Scafell range nearby. The western fells provide excellent opportunities for walking, cycling, climbing and other outdoor activities, while the nearby Cumbrian coast adds further variety. For commuters, the village is within easy reach of Sellafield, making it a popular residential location for employees working at the site. Nearby towns such as Whitehaven, Egremont and Seascale provide additional shopping, schooling and leisure facilities. Overall, Gosforth offers an appealing combination of village life, beautiful countryside, excellent access to the western Lake District and a strong local community, making it an attractive location for families, outdoor enthusiasts and those looking for a more relaxed pace of life.



- 3 bed link detached home
- EPC rating D
- Tenure: Freehold
- Council Tax: Band D

ACCOMMODATION

Entrance Porch

3' 3" x 7' 9" (0.99m x 2.36m)

Accessed via a UPVC front door, the porch provides a useful entrance/storage space with a further door leading directly into the main property.

Hallway

7' 9" x 11' 9" (2.37m x 3.58m)

The welcoming entrance hallway provides access to the principal ground floor rooms, with stairs to the first floor.

Living Room

20' 10" x 10' 1" (6.34m x 3.08m)

A bright and spacious lounge featuring a newly installed log burning stove, set within a stylish brick effect surround with a slate hearth, creating an attractive focal point. The room benefits from windows to the front and sliding doors opening directly onto the rear garden. The lounge is also open to the dining room, creating a generous and sociable living space.

Dining Room

12' 3" x 7' 11" (3.74m x 2.41m)

A well proportioned dining room with ample space for a six seater dining table, featuring a window to the front and attractive feature wall panelling. Open to the lounge, this creates a spacious and sociable area ideal for family meals and entertaining.

Kitchen

12' 11" x 9' 9" (3.94m x 2.98m)

A stylish shaker style kitchen fitted with contrasting oak effect worktops, offering plenty of cupboard and preparation space. The kitchen features double ovens, an electric hob with extractor over, integrated dishwasher and space for a fridge freezer. A window overlooks the rear garden, door leading through to the utility area.



WC

6' 4" x 2' 10" (1.93m x 0.87m)

Features an obscured window to the side, corner wash hand basin with cupboards beneath, and a low level WC. The room is finished with feature wall panelling and benefits from a heated towel rail.

Utility

5' 11" x 8' 6" (1.81m x 2.59m)

The useful utility space is arranged around a connecting hallway running from the front to the rear of the property, making it particularly practical for storing and accessing bikes, outdoor equipment or muddy paws. There is a separate utility room with sink and drainer, space for a washing machine and tumble dryer, along with housing for the boiler. The utility area also benefits from a storage cupboard measuring approximately 1.24m x 1.43m, together with internal access to the garage.

FIRST FLOOR

Landing

The first floor landing benefits from a window to the front, along with access to the loft space.

Bedroom 1

10' 2" x 14' 5" (3.10m x 4.39m)

A well proportioned rear facing double bedroom featuring attractive feature wall panelling.

Bedroom 2

8' 4" x 12' 0" (2.54m x 3.67m)

A front facing double bedroom, currently utilised as a home office and storage space.

Bedroom 3

7' 0" x 10' 4" (2.14m x 3.14m)

A well proportioned rear facing bedroom.





Bathroom

8' 10" x 7' 2" (2.70m x 2.18m)

A stunning contemporary four piece bathroom suite, featuring walk-in shower with grey metro tiling, freestanding bath with wall mounted taps, WC and wash hand basin set within a stylish vanity unit. Finished with feature floor tiles, heated towel rail and an obscured side window.

EXTERNALLY

Garden

The rear garden has been thoughtfully upgraded by the current owners and offers an excellent space for both family life and outdoor entertaining. The garden features areas of lawn and patio, new fencing and a barked play area, providing a great space for children while still offering plenty of room for seating and entertaining. Access is also available directly from the lounge, creating a lovely connection between the indoor and outdoor spaces. The property also benefits from a generous front garden with a good sized lawn.

Driveway

3 Parking Spaces

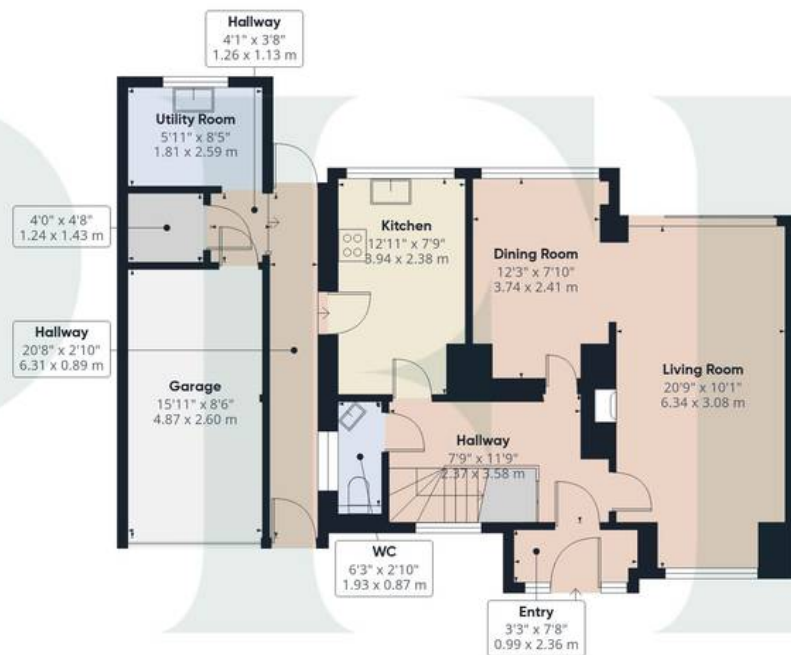
Garage

Single Garage

With electric door.







Floor 0



Floor 1

Approximate total area⁽¹⁾

1234 ft²

114.8 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

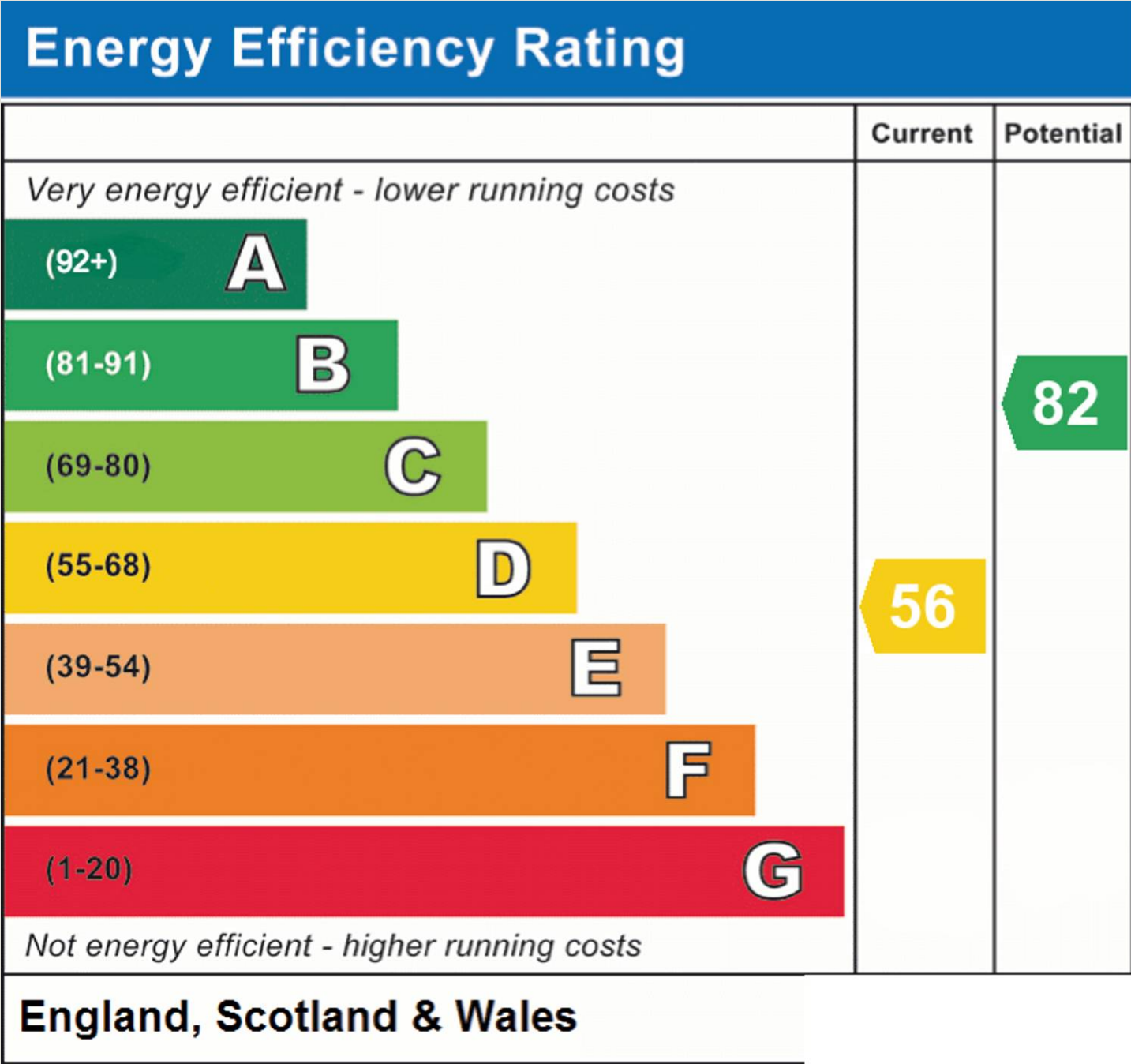
Mains gas, electricity, water & drainage. Gas central heating and double glazing installed throughout. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient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

Referral Fee Disclosure

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Directions

At the beginning of the estate, the property is No. 67, postcode CA20 1HX.





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