



# GRISDALES

PROPERTY SERVICES



## 1 Ellerslie Park, Seascale, CA20 1BL

**£350,000**

\*\*\*ONLINE VIEWING AVAILABLE\*\*\*

For Sale with NO FORWARD CHAIN - Positioned beautifully in the much-loved village of Gosforth, this beautifully cared-for three-bedroom detached home offers a rare chance to enjoy the best of both worlds — modern comfort and a truly idyllic setting. Set within the quiet cul-de-sac of Ellerslie Park, the home is surrounded by lush, wrap-around gardens, where a gentle stream winds its way through, bringing a sense of calm and connection to nature.

Inside, every room feels light and welcoming. The modern kitchen and stylish bathroom have been thoughtfully updated, while the spacious living areas make it easy to relax, gather, and feel at home. It's the kind of place that instantly puts you at ease — whether you're enjoying a quiet morning coffee by the window or hosting family and friends.

Outside, there's ample parking and a double garage that offers plenty of space for storage, hobbies, or a workshop. Step beyond the garden gate and you'll find yourself surrounded by open countryside, with fell walks and woodland trails just moments away.

Helping you find your perfect new home...

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

46/47 King Street, Whitehaven, Cumbria, CA28 7JH | T: 01946 693 931 | E: [whitehaven@grisdales.co.uk](mailto:whitehaven@grisdales.co.uk)

## THINGS YOU NEED TO KNOW

The property is Freehold and offers mains gas, electric and water services.

The property has a water meter, located in the ground floor cloakroom.

The boiler is around 5 years old and has been serviced annually.

## ENTRANCE PORCH

Handy porch accessed from the front of the property via a uPVC double glazed front door, perfect for taking off your shoes and coats after lovely walks around nearby fells and lakes.

Door to:

## ENTRANCE HALL WAY

Providing access to:

## GROUND FLOOR CLOAKSROOM



Great space incorporating a W.C and wash hand basin alongside additional storage space and frosted glass double glazed window.

## LIVING / DINING ROOM

23'10" x 14'6" max (7.28 x 4.42 max )



Neutrally presented with large front and rear aspect double glazed windows allowing a stunning flow of natural light, two radiators and access to:

## KITCHEN

10'1" x 8'11" (3.08 x 2.73)



A contemporary range of wall and base units with complimentary work surfaces and splash backs, integral oven with four ring electric hob and stainless steel extractor hood over, inset stainless steel sink unit, integral dish washer, under stairs storage cupboard, rear aspect double glazed window, radiator and archway to:

## UTILITY ROOM



Wall and base units, ideal for additional storage away from the kitchen, plumbing for a washing machine and uPVC double glazed door for rear access.

BACK FROM THE ENTRANCE HALL WAY.

Stairs lead to:

## FIRST FLOOR LANDING



Generous space with a hidden surprise. Open the double doors to find a grand storage space or even a home office area, perfect for setting up a PC for some peace and quiet. Loft access, ideal for storage and doors to:

## BEDROOM ONE

12'5" x 11'3" (3.79 x 3.45)



Master Double bedroom, neutrally decorated with front aspect double glazed window and radiator.

## BEDROOM TWO

11'3" x 9'0" (3.45 x 2.76)



Double bedroom, neutrally decorated with rear aspect double glazed window, inbuilt storage cupboard and radiator.

## SHOWER ROOM



Modern white three piece suite comprising of a double shower cubicle, W.C and wash hand basin. Double glazed frosted glass window and radiator.

## BEDROOM THREE

9'3" x 8'2" (2.84 x 2.50)



Small double bedroom, neutrally decorated with front aspect double glazed window, inbuilt hanging wardrobe and radiator.

## EXTERNAL FRONT & SIDE



The property sits in prime position within Ellerslie Park, offering ample off road parking and beautiful gardens wrapping around the property incorporating a small stream to the side.

## DOUBLE GARAGE

18'8" x 18'1" (5.71 x 5.52)



Large space ideal for storing vehicles through the winter months, or maybe a project you're working on. The garage benefits from power and lighting with both front pull up front door and rear access.

## EXTERNAL REAR



Sunny, and private rear garden with well positioned sunny patio - perfect for relaxing and enjoying the glorious weather.

## LOCATION/ SETTING



The Western Lakes offer a unique mix of dramatic landscapes and peaceful solitude. Just a few miles from the Wasdale Valley, you'll find yourself near iconic peaks like Scafell Pike and Great Gable, along with many of the famed Wainwrights. For a gentler hike, Irton Pike offers stunning valley views, while Stanley Ghyll in Eskdale is perfect for a scenic stroll. Not far lies Blengdale Forest, with its winding woodland trails, riverside paths, and panoramic vistas. And for something completely different, the nearby coastline—Seascale and Drigg beaches—offers calm, flat walks.

## COUNCIL TAX

We have been advised by Copeland Borough Council (01946) 852585 that this property is placed in Tax Band D

## DIRECTIONS

From Whitehaven, travel on the A595 in a south direction towards Egremont. Carry on through Egremont and Calderbridge and take the left fork into Gosforth. At the mini roundabout, take the first exit and continue through the village following the road to the left where it forks at the garage and towards Wasdale and follow the road round; pass Spout House on the left and pass Ellerslie House and on the first left hand turn is Ellerslie Park. The property can be found immediately on the left hand side.

## VIEWING ARRANGEMENTS

To view this property, please contact us on 01946 693931.

## NOTES TO BROCHURE

Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. None of the appliances, heating system or fittings included within the sale have been tested or can be assumed to be in full working order. Purchasers are strongly advised to satisfy themselves by way of survey and their own enquiries. The brochure does not constitute a contract, part of a contract or warranty.

## **THE CONSUMER PROTECTION REGULATIONS 2008**

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

## **MOVING WITH GRISDALES**

Moving is an exciting time but only if everything proceeds smoothly. Whether you are selling, letting, buying or renting, we understand that moving home can be a very stressful and daunting prospect. That's why, at Grisdales, we work together as a team, giving dedicated support and advice every step of the way to help your move run as smoothly and efficiently as possible.

## **FREE MARKET APPRAISAL**

If you are thinking of moving, we offer a completely free market valuation and appraisal of your existing home. We will advise you upon an asking price which accurately positions your property in the current market place, maximising viewings and your sale prospects.

## **LETTINGS AND MANAGEMENT**

If you are interested in property as an investment, we can help you every step of the way from Buy to Let advice to effective property letting and management.

## **SURVEYS AND VALUATIONS**

We want your purchase to live up to those dreams, hopes and expectations. You need to know that your new home will not only be a sound investment, but also one which you will enjoy without the worry of the unknown. Grisdales offer a wide range of survey and valuation reports to meet different needs all backed by the qualification, experience and knowledge of a Chartered Surveyor.

## **MORTGAGE ADVICE**

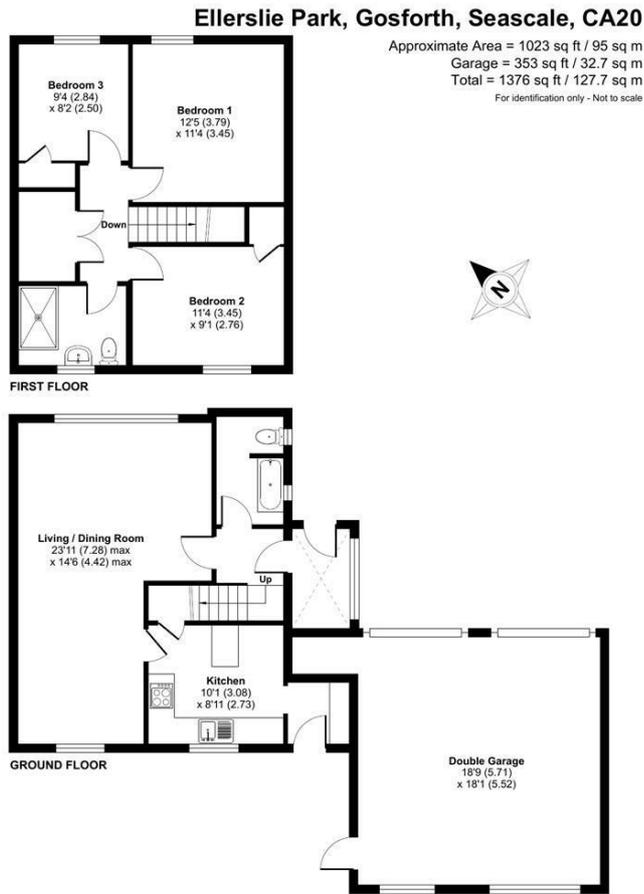
Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let

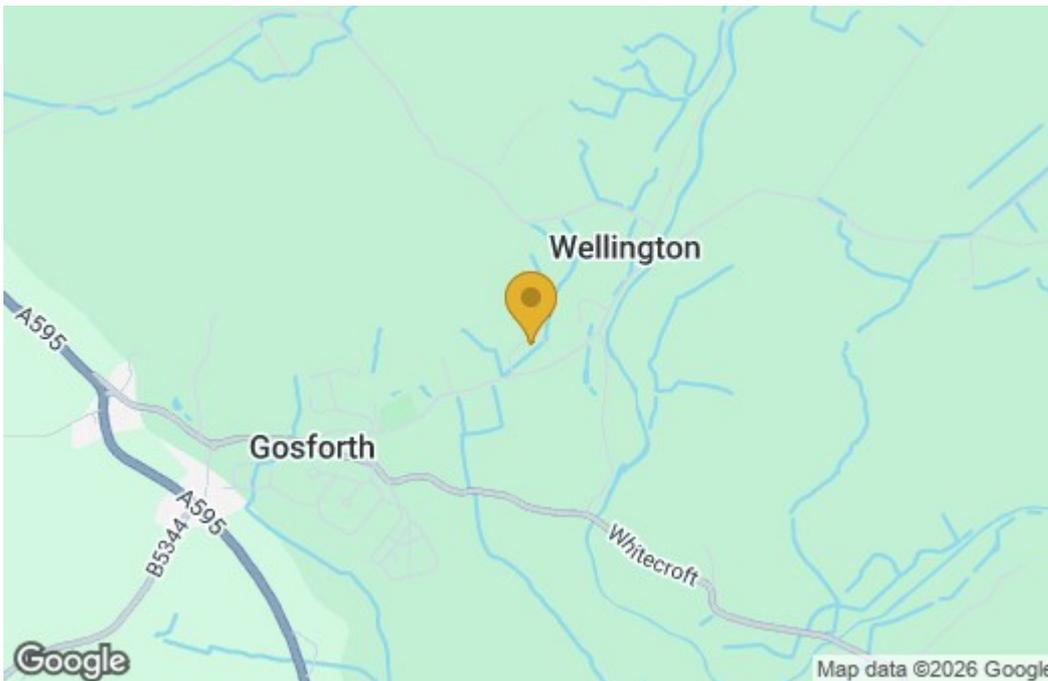
Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

## Floor Plan

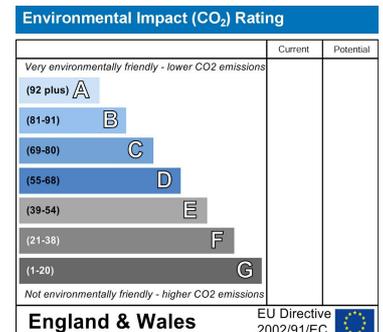
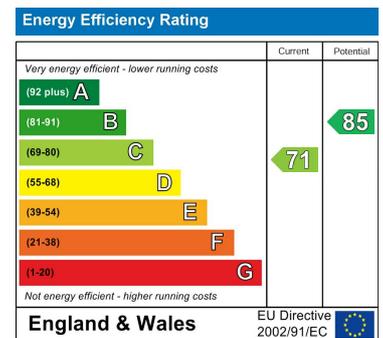


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © rtdcheom 2024. Produced for Grisdales. REF: 1289250

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.