



8 Cringlethwaite Terrace , Egremont CA22 2RN

House - Mid Terrace



£160,000



3



1



2



70

Key Highlights

- Beautifully presented traditional bay-fronted terraced home, combining period charm with spacious accommodation over three floors.
- Well-appointed kitchen, two generous first-floor double bedrooms and a stylish four-piece family bathroom.
- Exceptional outdoor space featuring a generous rear garden, enclosed rear yard and a substantial detached garage.
- Sought-after residential location within easy walking distance of Egremont town centre, local amenities and transport links.
- Large second floor Bedroom with full head height, excellent natural light and eaves storage.
- Valuable off-road parking to the rear, a rare benefit for properties of this style and location.

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Welcome to Cringlethwaite Terrace, Egremont

Occupying a sought-after residential street on the outskirts of Egremont town centre, this exceptional traditional bay-fronted terraced home effortlessly combines period charm with spacious, versatile living accommodation arranged over three floors.

Beautifully presented throughout, the property retains a wealth of original character and features, creating a warm and welcoming home ideal for modern family living.

The accommodation briefly comprises an inviting entrance hall, a bright and spacious bay-fronted lounge opening into a separate dining room - perfect for Family dining or those who work from home, together with a well-appointed kitchen. To the first floor are two generous double bedrooms and a stylish four piece suite family bathroom. The impressive second floor offers a fabulous third large double bedroom, enjoying full head height, an abundance of natural light and useful eaves storage. All finished nicely with Oak doors throughout and oak flooring on the ground floor.

Externally, the property continues to impress with a generous rear garden - that feels as though it continues forever, an enclosed rear yard with outside toilet and additional storage, and the rare advantage of a substantial detached garage with off-road parking to the rear.

Perfectly positioned within easy walking distance of Egremont town centre and its excellent range of local amenities, the property also offers convenient access to Whitehaven, regular public transport links, Sellafield and Westlakes Science Park, making it an excellent choice for commuters.

Offering generous living space, charming character features and excellent outdoor amenities, this outstanding home will appeal to a wide range of buyers, including first-time purchasers, couples and growing families. Early viewing is highly recommended to fully appreciate all that this wonderful property has to offer.

Floorplan

Cringlethwaite Terrace, Egremont, CA22

Approximate Area = 1236 sq ft / 114.8 sq m

Garage = 294 sq ft / 27.3 sq m

Outbuilding = 23 sq ft / 2.1 sq m

Total = 1553 sq ft / 144.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Grisdale. REF: 1485228

Total Floor Area:
sq ft

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OWNERS COMMENTS

In the owners words "Wonderfully spacious family home, great neighbors and great location near to bus stops, local garage/shop/post sorting office/gyms etc. Large garden is well kept grass and is a sun trap in summer."

THINGS YOU NEED TO KNOW

The property is Freehold and benefits from mains gas, electric, water and drainage services.

DIRECTIONS

W3W:///buzzer.gathering.sideboard

LOCAL COMMUNITY - CA22

CA22, centered on Egremont and nearby villages such as Thornhill, offers a characterful and well-served community with a blend of historic charm and everyday convenience, set between the Cumbrian coast and the western Lake District. The area benefits from a range of local amenities including independent shops, cafés and pubs, along with schooling options such as Orgill Primary School and West Lakes Academy, while supermarkets including Co-op Food Egremont support day-to-day shopping. Residents also have access to healthcare services, local transport links and attractions such as Egremont Castle, making CA22 an appealing choice for families, professionals and those seeking a balance of affordability, community living and proximity to both coast and countryside.











Location



Energy Performance

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		70	77
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

Additional Information

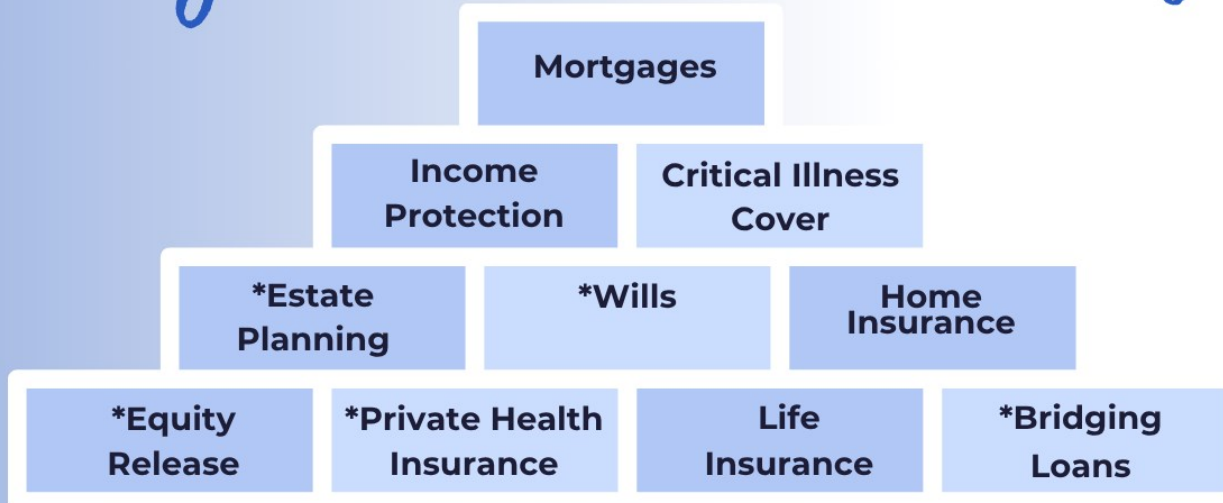
Tenure: Freehold Council: CUMBERLAND Tax Band: A

Please Note:

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.



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The advice will be given by the right retirement plan limited

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