



27 College View, Whitehaven, CA28 9PJ

Guide Price £250,000

PFK



## 27 College View

### The Property:

This spacious four/five bed detached dormer bungalow occupies a generous corner plot in a quiet cul-de-sac in the highly regarded Kells area of Whitehaven. Set in an elevated position, the home enjoys far reaching views across the town and towards Dent fell, best appreciated from the raised patio directly accessed from the main living accommodation. Owned by the same family since construction, the property now presents a rare opportunity for modernisation and reconfiguration, ideal for a family seeking space, potential, and a long term home near the coast.

The ground floor offers a welcoming hallway, a large lounge/diner with patio doors opening onto the garden, a fitted kitchen, conservatory, three well proportioned bedrooms (one currently used as a dining room), and a family bathroom. Upstairs, two additional rooms offer excellent flexibility for use as bedrooms, home offices, or hobby spaces, with one boasting the most impressive outlook in the house, and is ideal for conversion to a stunning principal suite.

Externally, the property benefits from attractive wraparound gardens, multiple seating areas, mature planting, and a raised patio terrace perfect for enjoying the views and sunshine. There is also ample offroad parking and space for further enhancement.

Located close to schools, shops, and Whitehaven town centre, with easy access to the A595 for commuting to Sellafield and other employment hubs along the west coast, the home is offered with no onward chain, making this a standout opportunity to create something truly special.







## 27 College View

### Location & directions:

Located in the popular residential area of Kells, College View combines quiet cul-de-sac living with excellent local amenities. Just a short walk from schools, shops, parks, and Whitehaven town centre, this spot is perfect for families or professionals. Its elevated setting offers lovely outlooks across the town and nearby fells, while the A595 is easily accessible, providing direct routes to Sellafield and key employment areas in west Cumbria. The location strikes a perfect balance between peaceful living and everyday convenience.

### Directions

The property can be located on College View using CA28 9PJ or  
 What3words///nearly.dictation.jubilant



- **4/5 bed detached dormer bungalow offering flexible accommodation over 2 floors**
- **Panoramic views over Whitehaven & towards Dent fell**
- **Council Tax: Band D**
- **EPC rating D**
- **Tenure: Freehold**



## ACCOMMODATION

### Entrance Hallway

Approached via part glazed composite door with matching side panels. Stairs leading to first floor accommodation, radiator, dado rail.

### Lounge/Diner

24' 2" x 12' 8" (7.36m x 3.86m)

A bright and spacious reception room with space for lounge and separate dining area, dual aspect with window to the front and patio doors leading out to the gardens at the rear of the property. Gas fire set in traditional surround with complementary hearth and backplate, two radiators.

### Kitchen

9' 10" x 10' 6" (2.99m x 3.20m)

Fitted with traditional wooden wall and base units with complementary work surfacing incorporating a 1.5 bowl sink and drainer unit, electric oven integrated at eye level, electric hob with extractor over, plumbing for washing machine and tumble dryer, window to rear offering superb views over Whitehaven, radiator, tiled flooring and glazed UPVC door to conservatory.

### Conservatory

8' 0" x 10' 6" (2.43m x 3.21m)

Triple aspect windows offer panoramic views over Whitehaven and towards Dent, patio doors leading out to the gardens.

### Bedroom 1

10' 4" x 11' 3" (3.16m x 3.44m)

Double bedroom located to the front of the property, with window and radiator.





**Bedroom 2/Dining Room**

13' 9" x 10' 1" (4.20m x 3.08m)

Currently utilised as a dining room. With window and radiator.

**Bedroom 3**

10' 0" x 10' 8" (3.04m x 3.25m)

Double bedroom with coved ceiling, window to rear offering lovely views over the gardens and Whitehaven, storage cupboard.

**Family Shower Room**

10' 3" x 6' 8" (3.12m x 2.03m)

Fitted with three piece suite comprising low level WC, wash hand basin and walk in shower enclosure with mains shower, tiled walls, obscured window and radiator.

**FIRST FLOOR LANDING**

Pitched ceiling with Velux window, doors to accommodation. The first floor currently provides two further bedrooms with a storage cupboard, but could be reconfigured to provide an impressive principal suite (subject to permission).

**Bedroom 4**

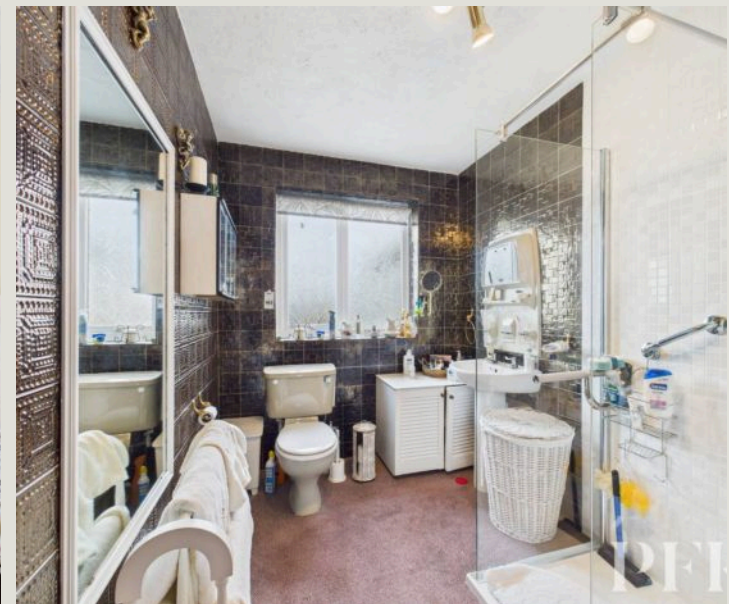
14' 3" x 17' 4" (4.34m x 5.28m)

Large double bedroom with dormer windows to the rear providing some of the best views from the property over Whitehaven and towards Dent, further window to side, radiator, undereaves storage.

**Bedroom 5**

13' 6" x 11' 10" (4.11m x 3.60m)

With window to side.







## EXTERNALLY

### Garden

The property enjoys generous wraparound gardens to the side and rear, offering a mix of lawned areas, elevated patios, and various sheltered spots to sit and take in the fine views over Whitehaven and towards Dent fell. The outdoor space is well stocked with a wide variety of perennials, wildflowers, and mature hedging, creating a colourful and natural feel throughout the seasons. Whether relaxing, entertaining, or gardening, the layout offers plenty of scope and privacy, with something to enjoy in every corner. A useful adjoining outhouse adds extra practicality, ideal for storage.

### DRIVEWAY

3 Parking Spaces

A long driveway leads down to the property and provides offroad parking for several cars.

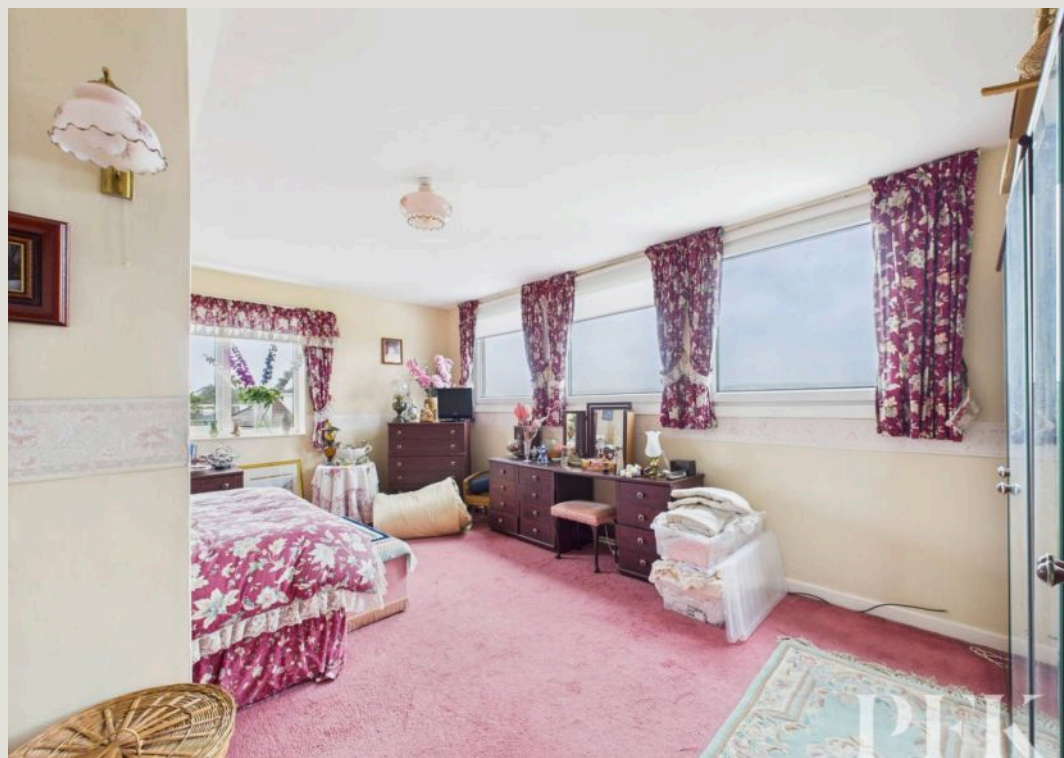
### GARAGE

Single Garage

9'0" x 18'1" (2.76m x 5.53m) Single detached garage with electric roller door, power and light.

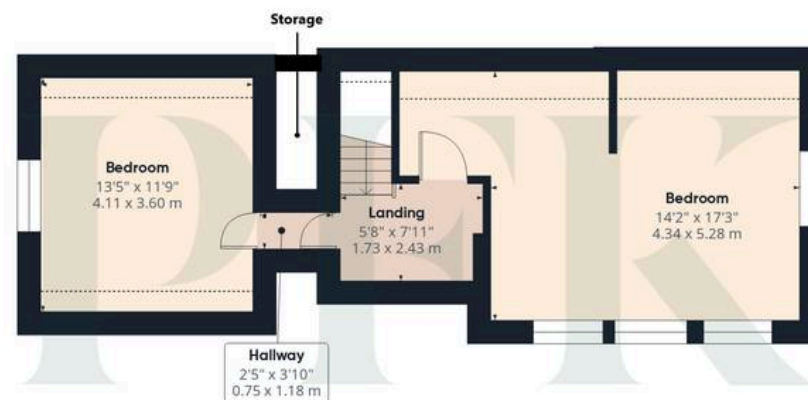




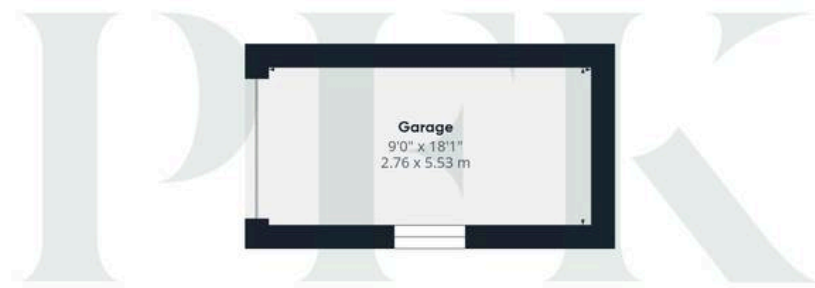




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

## Approximate total area<sup>(1)</sup>

1705 ft<sup>2</sup>

158.5 m<sup>2</sup>

## Reduced headroom

69 ft<sup>2</sup>

6.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

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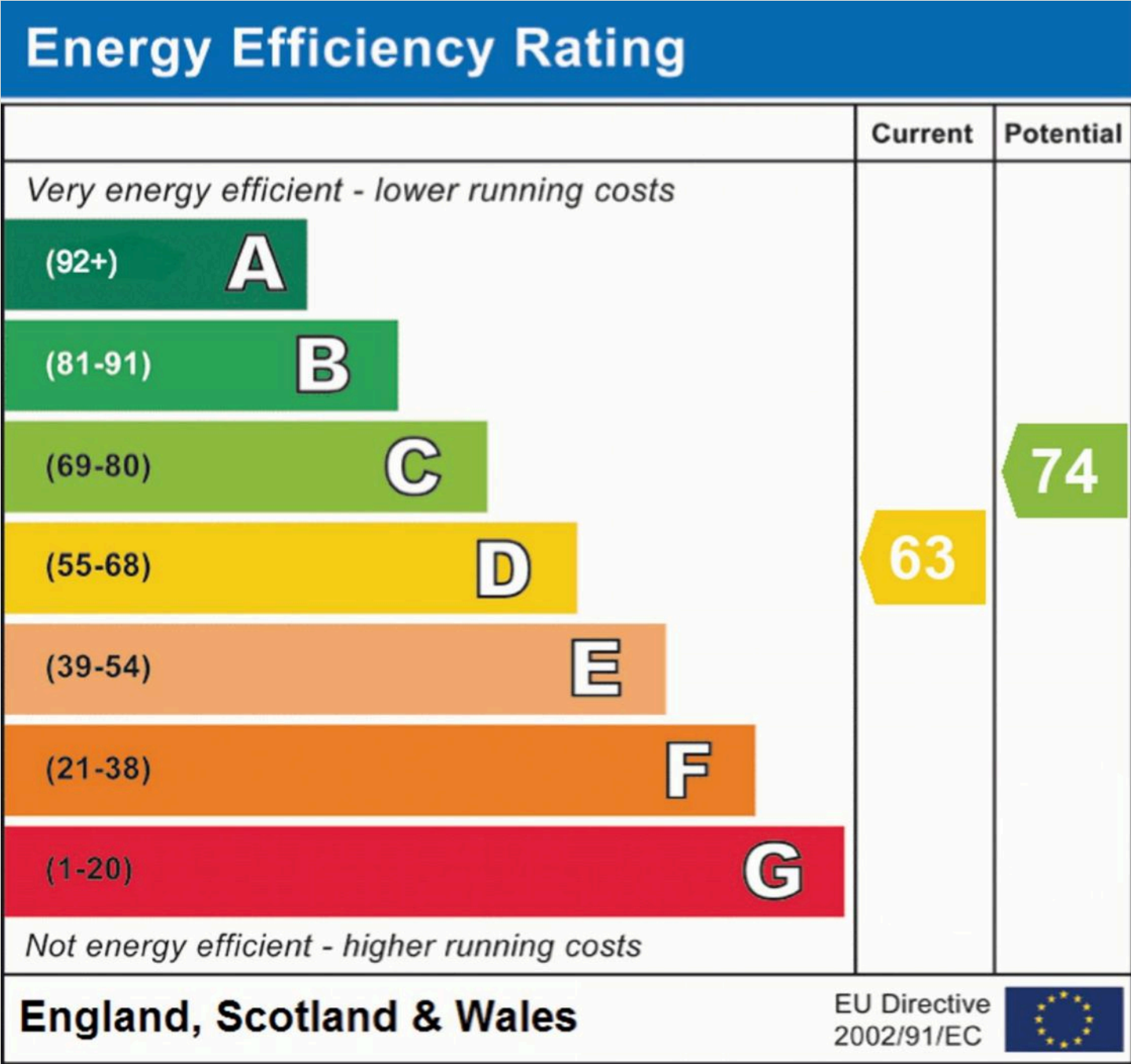
ADDITIONAL INFORMATION

Services

Mains gas, electricity, water & drainage. Gas 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

PFK 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 PFK 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.







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