



Kirkborough Lodge, Ellenborough, Maryport, CA15 7RD

Guide Price **£350,000**

PFK

Kirkborough Lodge

The Property:

Nestled within an exceptionally private and idyllic position on the edge of Maryport, this charming four bedroom home enjoys a truly unrivalled setting with approximately 1.5 acres of stunning grounds and far reaching views across the town towards the Solway coast. Having remained in the same ownership for many years, the property is offered for sale with no onward chain and now presents an exciting opportunity for a new family to modernise and create a wonderful forever home tailored to their own taste and specification. Combining a peaceful tucked away location with excellent accessibility, this is a rare opportunity to acquire a home offering both privacy and convenience in equal measure.

Accessed via a private right of way alongside the neighbouring property, the home offers accommodation that is both spacious and versatile, perfectly suited to growing families or those seeking multi-generational living potential. A welcoming hallway leads to a generous lounge and a second reception room which could equally serve as a ground floor bedroom, ideally positioned alongside a utility/shower room to create potential ensuite facilities for a dependent relative or guest accommodation. The kitchen is a particularly attractive space, featuring an original fireplace and room for dining.



Kirkborough Lodge

The property continued....

To the first floor are four well proportioned bedrooms and a family bathroom, all enjoying delightful outlooks over the gardens and surrounding countryside.

Externally, the property is truly exceptional. The lovingly tended grounds have been carefully cultivated over many years and include extensive parking, formal gardens, mature shrubs, colourful planting and a delightful hidden garden area creating a magical and peaceful environment. Most impressive of all is the adjoining one acre field, offering enormous lifestyle appeal and potential for a variety of uses, all while enjoying breathtaking elevated views over Maryport towards the sea. Despite its wonderfully secluded feel, the property remains just a short distance from Maryport town centre, schools and transport links, making it perfectly suited for families, relocation buyers or anyone seeking a unique home in a spectacular setting.

- 4 bed semi detached property in an exceptional tucked away setting
- Approx. 1.5 acres including a large adjoining field with stunning views
- EPC rating TBC
- Council Tax: Band C
- Tenure: Freehold





Kirkborough Lodge

Location & directions:

Situated on the edge of Ellenborough, the property enjoys a wonderfully private setting whilst remaining conveniently close to Maryport town centre, with its range of shops, supermarkets, cafés and everyday amenities. Well regarded primary and secondary schools are within easy reach, making the property particularly attractive for families. Maryport railway station provides links along the Cumbrian coastline and towards Carlisle, while excellent road connections via the A596 offer straightforward access to Cockermouth, Workington and the wider west Cumbria employment centres, including major industrial and energy employers. The location perfectly balances peaceful semi-rural living with excellent convenience for commuting and family life.



Directions

The property can be located using either CA15 7RD or [W3W///vacancies.measures.gossip](https://www.w3w.measures.gossip)

ACCOMMODATION

Kitchen

10' 2" x 14' 2" (3.09m x 4.32m)

Approached via UPVC entrance door. The kitchen is fitted with a range of matching wooden wall and base units, work surfacing incorporating a 1.5 bowl sink and drainer. Electric oven and hob with extractor over, integrated dishwasher, space for fridge/freezer. Window to front, original feature fireplace, radiator. Door to lounge.

Lounge

18' 11" x 12' 5" (5.77m x 3.78m)

Large reception room with 3 windows to front elevation overlooking the property's grounds, solid wooden staircase leading to first floor accommodation, stone fireplace with open fire, radiator. Door to entrance hallway.

Inner Hallway

Large storage cupboard, doors to lounge and living room.

Living Room

12' 5" x 9' 5" (3.78m x 2.87m)

A versatile room, which is located next to a shower room/utility and could be utilised as a ground floor bedroom for a dependent relative, with sliding patio doors leading out to the property's gardens. Radiator.

Shower Room/Utility

12' 6" x 4' 4" (3.81m x 1.31m)

Small utility area with base units, work surfacing with plumbing for a washing machine, wall mounted gas boiler. Low level WC, wash hand basin and corner shower cubicle with mains shower, part tiled walls, radiator and obscured window.

FIRST FLOOR LANDING

Window, 2 storage cupboards, doors to accommodation.



Bedroom 1

10' 5" x 14' 2" (3.18m x 4.33m)

Large double bedroom with dormer window overlooking the property's grounds, further window to side, fitted wardrobes and radiator.

Bedroom 2

10' 4" 0" x 7' 10" (3.17.00m x 2.38m)

Dormer window overlooking the gardens, radiator.

Bedroom 3

6' 9" x 11' 10" (2.06m x 3.60m)

Window overlooking the gardens, radiator.

Bedroom 4

6' 6" x 10' 9" (1.99m x 3.27m)

Dormer window overlooking the gardens, fitted wardrobes, radiator.

Family Bathroom

10' 9" x 5' 7" (3.27m x 1.69m)

Fitted with 3 piece suite comprising low level WC, wash hand basin, freestanding bath, dormer window overlooking the gardens, radiator, laminate flooring.





EXTERNALLY

Garden

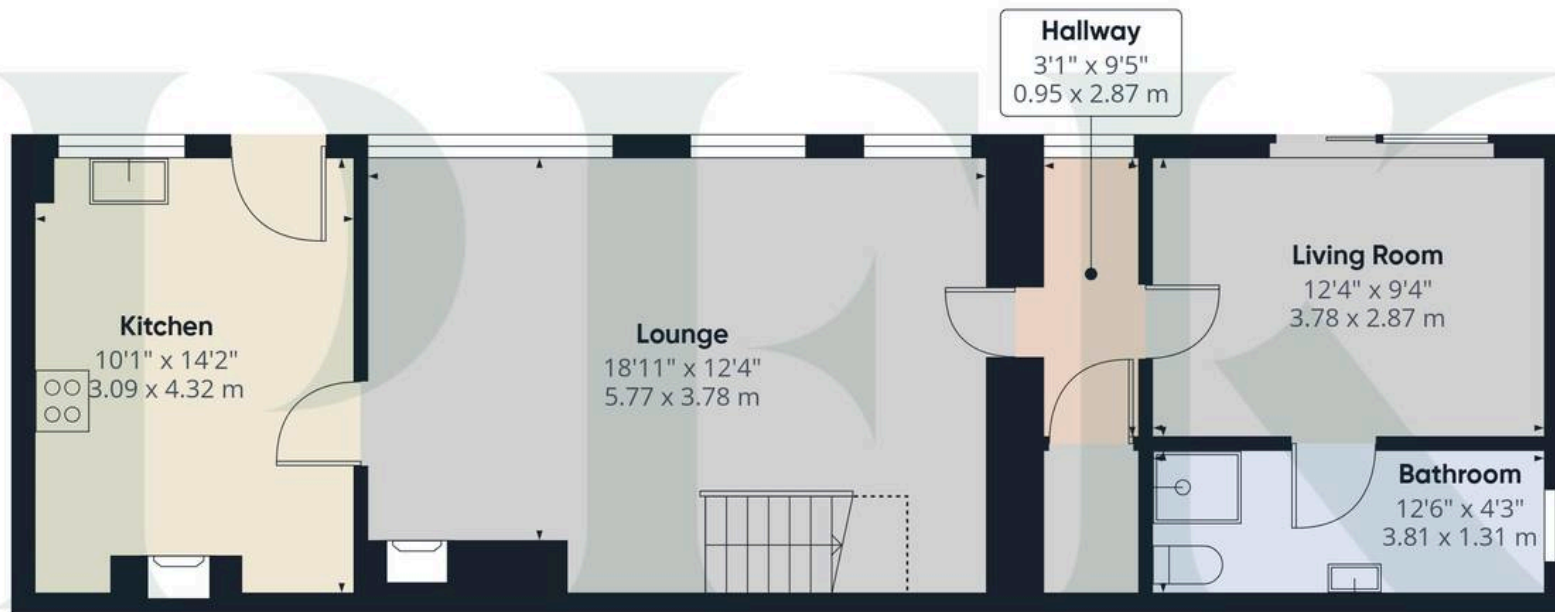
The gardens and grounds are without doubt one of the property's most outstanding features, extending to approximately 1.5 acres and enjoying a truly idyllic setting with breathtaking elevated views across the town and towards the Solway coast. Lovingly nurtured and maintained over many years, the grounds offer an exceptional sense of peace, privacy and maturity, with beautifully stocked formal gardens, established shrubs, colourful seasonal planting and a charming hidden garden area creating a magical retreat to enjoy throughout the year. An adjoining one acre field offers enormous lifestyle appeal and potential for a variety of recreational or hobby uses

OFF STREET

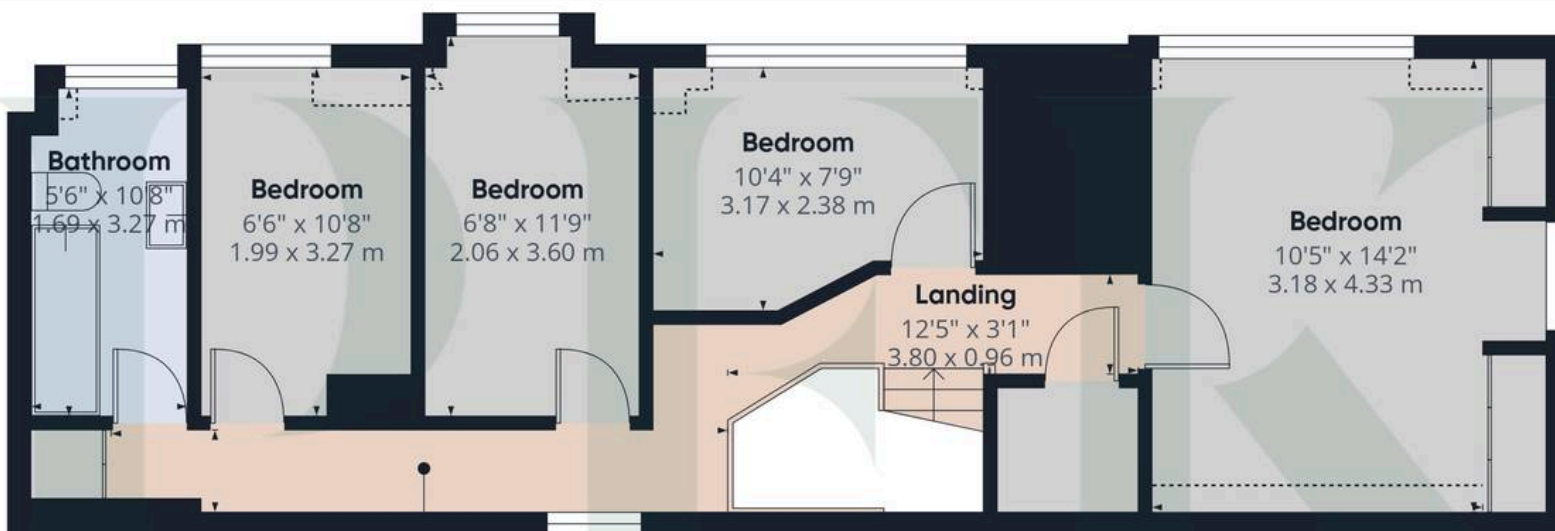
4 Parking Spaces

The property benefits from an owned parking area for several cars.





Floor 0



Landing
19'8" x 3'5"
6.00 x 1.05 m



Floor 1

Approximate total area⁽¹⁾

1235 ft²
114.7 m²

Reduced headroom

38 ft²
3.6 m²

(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.

ADDITIONAL INFORMATION

Access to Kirkborough Lodge

The car park to the rear of Kirkborough Lodge and Kirkborough Coach House is owned by the vendors of Kirkborough Lodge, who also own the pathway running alongside the Coach House and leading to the entrance of Kirkborough Lodge. Kirkborough Coach House have a right of access and to park on the car park.

Services

Mains gas, electricity and water, septic tank drainage. Gas central heating and partial double glazing. 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 shared 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 (Naphthens 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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