



Glebe House, Arlecdon, Frizington, CA26 3UB
Guide Price £495,000

PFK

Glebe House

The Property:

A beautifully refurbished former vicarage, occupying a stunning semi rural position on the edge of Arlecdon village, with far reaching views towards the Ennerdale Valley and approximately 0.88 acres of adjoining Glebe land. Glebe House offers generous and highly flexible family accommodation, superb outside space and excellent potential for a variety of rural uses.

The property has been comprehensively refurbished by the current owners to create a modern, comfortable and highly practical home, with the emphasis firmly on space, light and the exceptional surrounding setting. The accommodation begins with an entrance porch and welcoming hallway, leading to a bright and spacious lounge with patio doors and full length windows which open onto the garden and make the most of the wonderful views. The eastern elevation of the house benefits from extensive glazing, flooding the accommodation with natural light and providing far-reaching views towards the Ennerdale Valley. Also on the ground floor are a separate dining room, beautifully appointed kitchen, utility room, WC and a versatile office/playroom which could equally serve as a fifth bedroom.



Glebe House

The Property continued....

To the first floor are four well proportioned bedrooms, a modern shower room and separate WC, with excellent fitted storage, a large landing cupboard and access to a substantial full width storage room. There is also scope to create additional bathroom or ensuite facilities, subject to the necessary consents.

Outside, the property is equally impressive, with attractive formal gardens incorporating generous areas of lawn, established planting and several seating areas. Two useful storage rooms are built into the fabric of the property, alongside a metal garden store and a brick built BBQ/pizza oven. Beyond the formal garden lies approximately 0.88 acres of glebe land, offering considerable versatility and perfectly suited to those looking for additional outdoor space, including potential for grazing ponies, subject to suitability and the overage provisions affecting the land. A gated driveway provides offroad parking for several vehicles in addition to the large integral garage. Set on the edge of Arlecdon with stunning countryside immediately around it and the Ennerdale Valley close by, Glebe House offers an exceptional opportunity for families and those looking to relocate to west Cumbria, combining a peaceful rural setting with convenient access to neighbouring towns, employment centres and some of the finest walking country in the western Lake District.





Glebe House

Location:

Glebe House occupies a wonderfully peaceful position on the edge of the village of Arlecdon in west Cumbria, with open countryside and far reaching views towards the Ennerdale Valley. The location offers the best of both worlds, a tranquil rural setting surrounded by some of the finest walking and outdoor landscapes in the western Lake District, while remaining conveniently positioned for access to neighbouring towns and major employment centres along the west coast. The nearby towns of Frizington, Cleator Moor, Whitehaven and Workington provide a good range of everyday amenities, while the area is well placed for commuting to employment centres throughout west Cumbria. The property is also particularly well suited to families, with local schools and amenities within easy reach. For those seeking a lifestyle move to the area, the proximity to the fells, lakes and extensive walking routes of the western Lake District makes this a particularly attractive base.



- **Beautifully refurbished former vicarage**
- **Stunning setting on edge of Arlecdon village**
- **Extensive grounds incl 0.88 acre of glebe land**
- **Private gated driveway plus a large garage**
- **Ideal for families or relocation**
- **EPC rating D**
- **Council Tax: Band C**
- **Tenure: Freehold**

ACCOMMODATION

Entrance Porch

Entrance Hallway

Welcoming entrance hallway with stairs leading to first floor with large understairs storage cupboard, part glazed doors to ground floor reception rooms, parquet flooring.

Office/Playroom/Bedroom 5

14' 7" x 10' 5" (4.45m x 3.17m)

Suitable for various uses from a home office to a playroom to a ground floor bedroom if required. A large window overlooks the grounds to the front of the property, radiator and parquet flooring.

Lounge

17' 10" x 14' 8" (5.44m x 4.46m)

A beautiful formal lounge boasting a large wood burning stove with slate hearth and wooden mantel, patio doors with full length windows either side offer superb views over the property's gardens to the front, there is access to a separate dining room and parquet flooring.

Dining Room

14' 6" x 10' 5" (4.43m x 3.18m)

Good sized reception room with large window overlooking the gardens to the front of the property, parquet flooring.

Kitchen

18' 8" x 7' 10" (5.70m x 2.38m)

Stunning kitchen which has been recently fitted with a range of matching wall, base and full length units, complementary work surfacing incorporating a sunken sink and drainer. Space for a range style cooker, windows to side and rear elevations, large pantry cupboard, door to utility room.



Utility Room

9' 6" x 7' 9" (2.89m x 2.36m)

Fitted with wall, base and full length units with roll edge work surfacing incorporating a 1.5 bowl stainless steel sink and drainer. Plumbing for a washing machine and dishwasher, part glazed UPVC door leading out to the gardens, integral door to garage.

FIRST FLOOR LANDING

Spacious landing with large Velux window, storage cupboard, and access to bedrooms, bathroom and a large store room.

Bedroom 1

14' 2" x 10' 11" (4.32m x 3.33m)

Large double bedroom with two windows to front elevation boasting views towards the Ennerdale valley, wash hand basin and built in wardrobes to one wall.

Bedroom 2

10' 10" x 7' 10" (3.29m x 2.40m)

Window to side and built in wardrobe

Bedroom 3

12' 2" x 9' 1" (3.71m x 2.77m)

Double bedroom with window to front offering countryside views towards the Ennerdale valley, built in wardrobes to one wall.

Bedroom 4

10' 11" x 10' 0" (3.32m x 3.05m)

Window to front, built in wardrobes and wash hand basin.

Shower Room

7' 10" x 6' 11" (2.40m x 2.10m)

Fitted with modern suite comprising wash hand basin set on large vanity unit, walk in shower with PVC panelled splashback and mains rainfall shower, chrome radiator, small window to side.



WC

6' 1" x 3' 1" (1.86m x 0.94m)

Fitted with low level WC.

Store Room

28' 3" x 11' 7" (8.61m x 3.52m)

Large store room which runs the full width of the property, and offers considerable potential for conversion (subject to permission).

Directions

The property can be located using either
CA26 3UB or W3W//clarifies.gravel.nurses



EXTERNALLY

Garden

The grounds are a major feature of Glebe House, with the property occupying a generous and beautifully maintained plot. The formal gardens immediately surrounding the house include broad areas of lawn, attractive planting and several seating areas from which to enjoy the peaceful surroundings and impressive views. There are two useful storage rooms incorporated into the house, together with a metal garden store and a brick-built BBQ/pizza oven. Beyond the formal garden is approximately 0.88 acres of adjoining glebe land, providing an exceptional amount of additional space and offering a variety of potential uses, including grazing ponies. The glebe land also incorporates a pond which attracts a wonderful variety of wildlife. Please note that an overage clause applies to the glebe land.

Driveway

5 Parking Spaces

Glebe House is approached via a shared private driveway with one neighbouring property, leading to a gated entrance serving the house. There is generous offroad parking for several vehicles on a newly laid driveway, together with a large integral garage equipped with a remote controlled roller door. This provides excellent parking, storage and practical space for a family or those requiring room for vehicles and outdoor equipment.







Floor 0



Floor 1



Approximate total area⁽¹⁾

2141 ft²

198.9 m²

Reduced headroom

216 ft²

20.1 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.

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ADDITIONAL INFORMATION

Overage Provision

The sale of the adjoining glebe land is subject to restrictions limiting its use to agricultural purposes and/or residential amenity use. An overage provision applies in the event that planning permission is subsequently granted for development of the land. Full details of the restrictions and overage provisions will be available from the vendor’s solicitors.

Restrictive Covenants

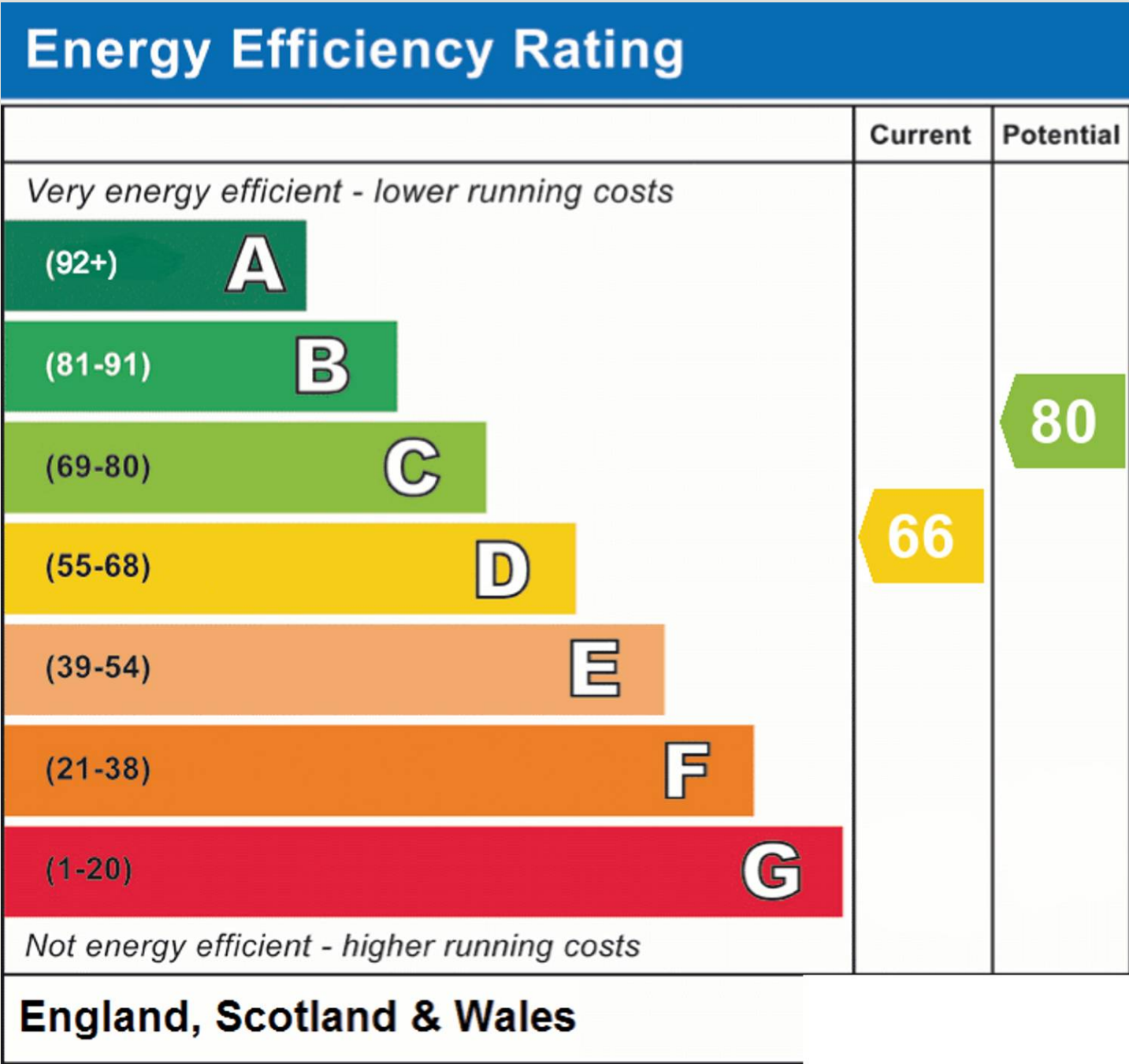
As the property was formerly a vicarage, the sale is subject to a number of customary ecclesiastical restrictive covenants relating to the use and naming of the property. Further details will be available from the vendor’s solicitors.

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

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): £120 to £210 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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