



Moresby Park Farm, Moresby Parks Road, Whitehaven, CA28 8XS

Guide Price **£290,000**

PFK

Moresby Park Farm Moresby Parks Road

The Property:

Nestled on the edge of Moresby Parks and just minutes from the coast and nearby Whitehaven, Moresby Parks Farm is a charming four bedroom period farmhouse with generous gardens and an attached barn offering huge potential. The current owners have already completed some significant works, meaning the property is move-in ready while still allowing the next owner to add their own finishing touches.

The traditional layout is ideal for family life, with well proportioned rooms throughout. The ground floor features a spacious entrance porch and hallway, a large dual aspect lounge, a stylish and modern kitchen with walk-in pantry, a full ground floor bathroom, and a utility room which connects directly into the adjoining barn. Upstairs, there are four bedrooms, a shower room, and separate WC.

One of the standout features of this property is the **adjoining barn**, accessible both independently and from within the house. This impressive space could be converted into additional living accommodation, a holiday let, or an annexe for a relative (subject to planning). It's a blank canvas with character and scope.



Moresby Park Farm Moresby Parks Road

The property continued.....

Externally, the property boasts ample outdoor space to match its internal potential. There's generous private parking both to the front and rear, including space for 3-4 vehicles. The barn benefits from new electric roller doors, ideal for use as a workshop, garage, or secure business storage. Beyond the courtyard sits a large, enclosed garden with level lawn – perfect for children, pets, or entertaining.

Located in the ever popular village of Moresby Parks, just a short drive from Whitehaven, local schools, and the west Cumbria coast, this is a rare chance to own a versatile home with lifestyle potential – ideal for growing families, those relocating, or buyers seeking a home with attached business or holiday let options.





Moresby Park Farm Moresby Parks Road

Location & Directions:

Moresby Parks is a quiet yet well connected village close to Whitehaven, offering the best of rural charm with town convenience. With excellent local schools, coastal walks, and proximity to the Lake District National Park, it's an ideal spot for family life or relocation. The A595 is just minutes away, providing easy access to employment centres like Sellafield, Cockermouth and Workington.

Directions

The property can be located using either CA28 8XS or What3words///subplot.select.panicking

- **Substantial 4 bed farmhouse in desirable village location just outside Whitehaven**
- **Adjoining barn with superb scope for development or holiday letting (STPP)**
- **Ample parking front & rear, including new roller door access to barn**
- **Easy access to Whitehaven, local schools & the west Cumbria coast**
- **Beautiful enclosed lawned garden & large courtyard – ideal for families**
- **Council Tax: Band B**
- **Tenure: Freehold**
- **EPC rating E**



ACCOMMODATION

Entrance Porch

Approached via part glazed UPVC door, with further window to side. Wooden door giving access to hallway.

Hallway

Stairs leading to first floor with useful storage cupboard below, radiator and door to lounge/diner.

Lounge/Diner

21' 0" x 11' 8" (6.41m x 3.55m)

A spacious reception room with dual aspect windows to front and side elevation, open fire set in feature brick fireplace, coved ceiling, 2 radiators, door opening to inner hallway.

Inner Hallway

Opens to kitchen. Steps down leading to small utility area offering workspace and storage. Wall mounted gas boiler. Access into the ground floor bathroom.

Ground Floor Bathroom

10' 10" x 10' 9" (3.31m x 3.28m)

Fitted with 3 piece white suite comprising low level WC, wash hand basin and corner bath, with tiled splashback, obscured glazed window, radiator and wood effect flooring.

Kitchen

9' 9" x 12' 4" (2.98m x 3.77m)

Fitted with modern cream matching wall and base units with complementary worksurface incorporating sink and drainer unit, range style cooker with extractor fan, tiled splashback, window to rear elevation, access to walk in pantry and stable door giving access to utility porch at side.

Walk in Pantry

6' 8" x 6' 6" (2.04m x 1.99m)



Utility Room

11' 0" x 7' 3" (3.36m x 2.20m)

Fitted with base unit, with roll edge worksurface incorporating sink and drainer, plumbing for washing machine. Window to side, glazed UPVC door leading to rear gardens, original slab flooring and access into the barn.

FIRST FLOOR LANDING

Main landing offers access to 2 bedrooms and shower room, steps down to inner landing with 2 further bedrooms and a separate WC.

Bedroom 2

10' 3" x 11' 3" (3.12m x 3.44m)

Double bedroom with window and radiator.

Bedroom 3

10' 6" x 9' 1" (3.20m x 2.77m)

Double bedroom with window and radiator.

Shower Room

6' 8" x 6' 7" (2.03m x 2.00m)

Fitted with wash hand basin set on vanity unit and corner shower cubicle (shower not currently connected).

WC

2' 10" x 9' 1" (0.87m x 2.78m)

Fitted with low level WC. With window.

Bedroom 4

12' 4" x 12' 6" (3.77m x 3.80m)

Large double bedroom with window and radiator.

Principal Bedroom

10' 7" x 12' 5" (3.23m x 3.79m)

Spacious double bedroom with dual aspect windows and radiator.





Barn

21' 9" x 24' 7" (6.64m x 7.50m)

A large barn adjoins the property, benefitting from access both externally via newly installed electric roller garage door and from the main house. The barn offers fantastic potential for a variety of uses and could be converted to provide ancillary accommodation if required and is equally suited for conversion to another property for holiday letting purposes (subject to planning permission being obtained).

EXTERNALLY

Garden

To the front of the property, a small enclosed garden with traditional walling and gated access provides a charming and secure approach, with a path leading around to the rear. The main rear garden is fully enclosed and laid to lawn, creating a safe and generous space ideal for families and children. A gate from the lawn leads into a second, low maintenance garden area - thoughtfully designed with paving and featuring a lovely pond, offering a peaceful spot for relaxation or outdoor entertaining.

Garage

5 Parking Spaces

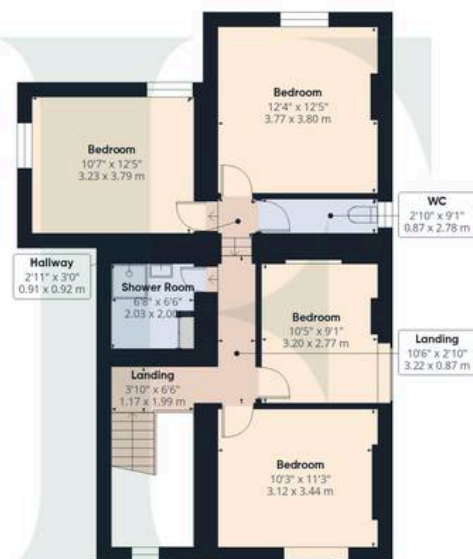
There is a parking space directly in front of the barn, with further offroad parking to the rear for up to four vehicles.







Floor 0



Floor 1

Approximate total area⁽¹⁾

1953 ft²

181.4 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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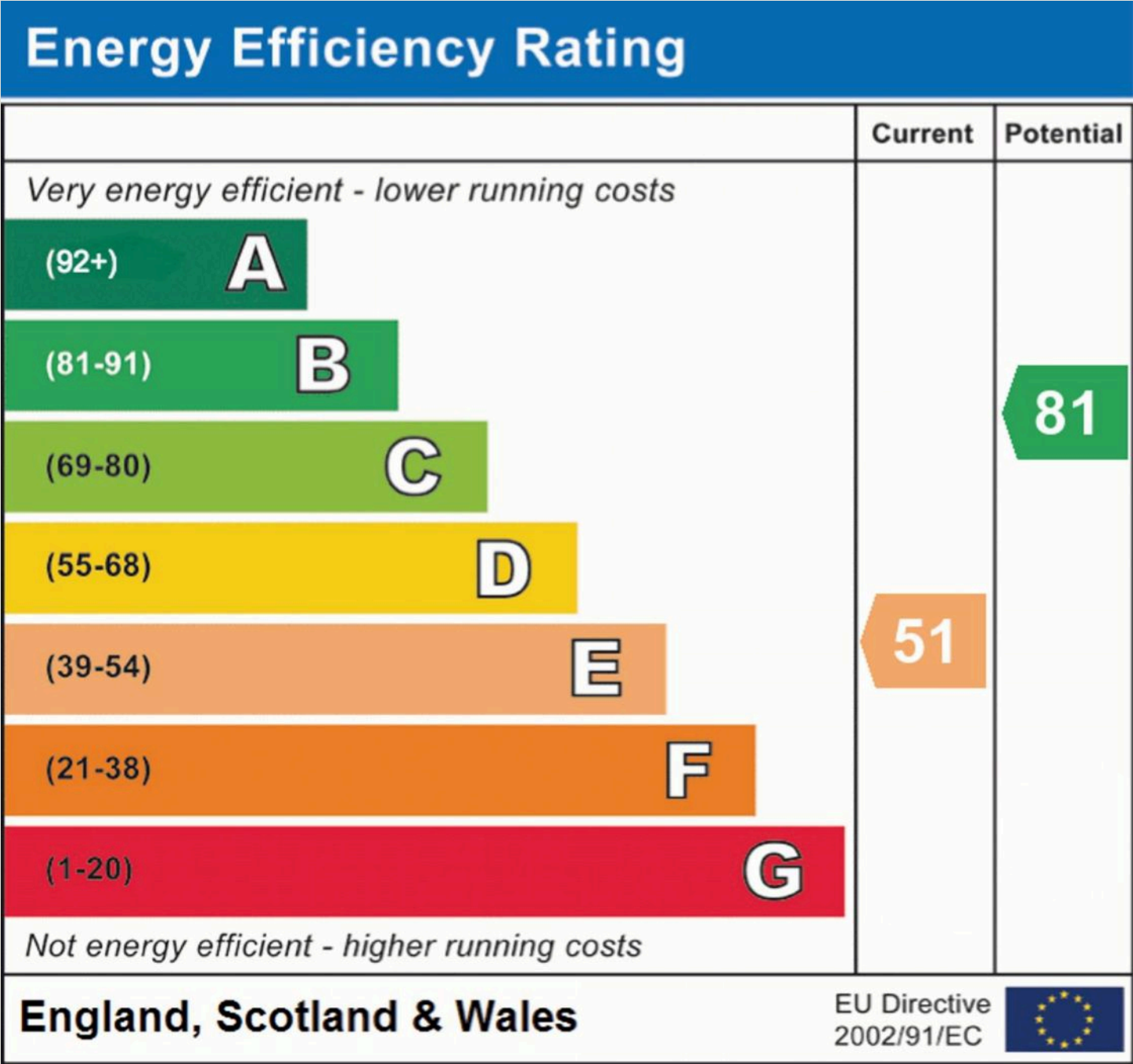
ADDITIONAL INFORMATION

Services

Mains gas, electricity, water & drainage. Gas fired 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 & 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. All figures quoted are inclusive of VAT.





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