



6 Denton Park Court, Gosforth, Seascale, CA20 1BN

Guide Price £460,000

PFK

6 Denton Park Court

The Property:

Situated within a highly desirable cul-de-sac in the picturesque Lakeland village of Gosforth, this beautifully extended five bedroom detached home offers spacious and versatile accommodation perfectly suited to modern family living. Immaculately presented throughout and ready to move straight into, the property has been significantly enhanced to create a stunning family home whilst still retaining a generous plot with gardens, driveway parking and garage. The peaceful setting, just a short walk from the village school and nursery, makes this an ideal choice for families as well as buyers relocating to the area for work.

The accommodation is both stylish and practical, beginning with an inviting entrance hallway leading to a spacious lounge featuring a wood burning stove, creating a warm and welcoming focal point. The wood burning stove has a back boiler to heat hot water and central heating system, to reduce gas dependency. The lounge opens into the impressive extended kitchen/dining/family room, an exceptional space designed for entertaining and everyday living alike, complete with patio doors opening onto the rear garden. The modern fitted kitchen is complemented by a good sized utility room and separate ground floor WC.



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The Property continued....

To the first floor are five bedrooms, four of which are comfortable doubles, including a superb principal bedroom within the extension benefitting from a contemporary ensuite shower room. The fifth bedroom still offers ample space and would also make an excellent home office or nursery, whilst a modern family bathroom completes the accommodation.

Externally, the property continues to impress with a generous rear garden enjoying a lovely open aspect backing onto fields, creating a peaceful backdrop rarely found. The garden includes a combination of lawn and gravelled patio seating areas, ideal for families and outdoor entertaining. For buyers mindful of running costs, the home further benefits from a car charging point, solar panels and an iBoost system, with 13.5kw Tesla storage battery, offering off-grid electricity supply. Combining spacious accommodation, a sought after village setting and excellent access to both employment centres and the surrounding National Park, this is a superb opportunity to purchase a truly impressive family home.

- **Extended 5 bed det family home in a highly sought after setting**
- **EPC rating TBC**
- **Tenure: Freehold**
- **Council Tax: Band D**



6 Denton Park Court

Location & directions:

Denton Park Court is tucked away in a quiet cul-de-sac within the popular village of Gosforth, offering an excellent balance of peaceful village living and everyday convenience. The property is only a short walk from the village school and nursery, making it particularly attractive for families. The location is also ideal for those who enjoy the outdoors, with both Wasdale and Eskdale just a short drive away. These stunning areas of the Lake District National Park are renowned for their breathtaking scenery, walking routes, cycling opportunities and outdoor pursuits, including access to Scafell Pike and Wastwater. Nearby Seascale provides further practical amenities including a supermarket and railway station, offering connections along the Cumbrian coast to towns and cities including Whitehaven, Carlisle and Barrow. The area is also highly convenient for major employment centres along the west coast, particularly Sellafield, making the property an excellent option for professionals and families relocating to the area for work.

Directions

The property can be located on Denton Park Court using either CA20 1BN or [W3W///burden.nitrate.edge](https://www.burden.nitrate.edge)



ACCOMMODATION

Entrance Hallway

Approached via composite door. Stairs to first floor, radiator, wood effect flooring. Door to lounge.

Lounge

24' 0" x 15' 0" (7.31m x 4.56m)

Large reception room with coved ceiling, window to front, wood burning stove on slate hearth with solid wood mantel, radiator, wood effect flooring. Opening to the dining kitchen.

Dining Kitchen

11' 9" x 17' 3" (3.59m x 5.25m)

This extended part of the house provides a fantastic family space with ample space for dining, and patio doors leading to the gardens at the rear. The kitchen itself is fitted with a range of modern matching wall and base units and breakfast bar unit, complementary work surfacing incorporating a 1.5 sunken stainless steel sink and drainer. Space for range style cooker and dishwasher. Dual aspect windows to rear and side elevations, wood effect flooring. Opening to further kitchen area (2.7m x 2.64m) which is again fitted with wall and base units, complementary work surfacing, space for large fridge/freezer. Part glazed door leading to utility room.

Utility Room

5' 0" x 8' 9" (1.52m x 2.66m)

Base units with work surfacing incorporating a stainless steel sink and drainer, PVC splashbacks, window to rear elevation, UPVC door out to the gardens, radiator, storage cupboard and access to WC.

WC

3' 5" x 5' 6" (1.03m x 1.67m)

Fitted with close coupled WC, wash hand basin and laddered radiator.



FIRST FLOOR LANDING

Large storage cupboard and loft access, the loft is boarded and provides useful storage. Doors to bedrooms and family bathroom.

Bedroom 1

11' 10" x 11' 6" (3.61m x 3.51m)

Large principal bedroom with window to rear overlooking the garden and open fields beyond, radiator, large storage cupboard. Door to ensuite shower room.

Ensuite Shower Room

7' 7" x 5' 1" (2.32m x 1.56m)

Fitted with contemporary white suite comprising vanity unit with concealed cistern WC and wash hand basin, large walk in shower with mains shower, laddered radiator, obscured window and PVC splashbacks.

Bedroom 2

11' 5" x 11' 7" (3.49m x 3.52m)

Large double bedroom with window and radiator.

Bedroom 3

12' 2" x 9' 7" (3.71m x 2.92m)

Double bedroom with window to front and radiator.

Bedroom 4

6' 9" x 8' 2" (2.05m x 2.49m)

Window to front, radiator.

Bedroom 5

16' 4" x 8' 10" (4.98m x 2.68m)

Large double bedroom with window to front and radiator.

Family Bathroom

7' 5" x 8' 10" (2.26m x 2.68m)

Fitted with contemporary white suite comprising high gloss vanity unit with concealed cistern WC and wash hand basin, panelled bath with shower over and feature PVC splashbacks, window, radiator.





EXTERNALLY

Garden

There is a lawned garden to the front of the property. A generous rear garden provides an excellent outdoor space for both families and entertaining. Thoughtfully designed to make the most of the peaceful setting, the garden features a combination of lawn and gravelled patio seating areas, offering plenty of room for children to play or for relaxing and dining outdoors during the warmer months. Backing onto open fields, the garden benefits from a lovely open aspect creating a particularly private and tranquil backdrop which perfectly complements the village location.

DRIVEWAY

2 Parking Spaces

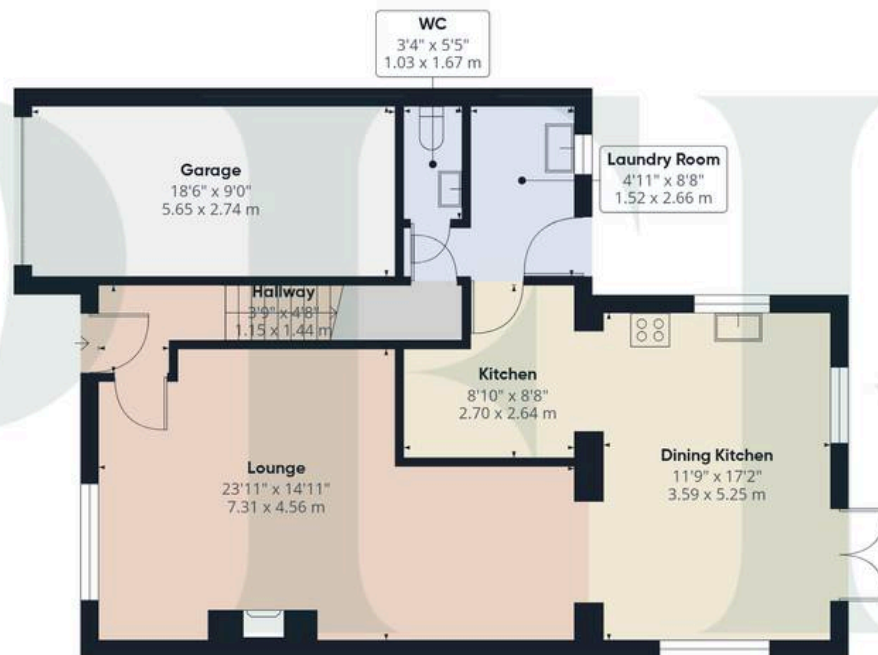
There is driveway parking to the front for 2 cars.

GARAGE

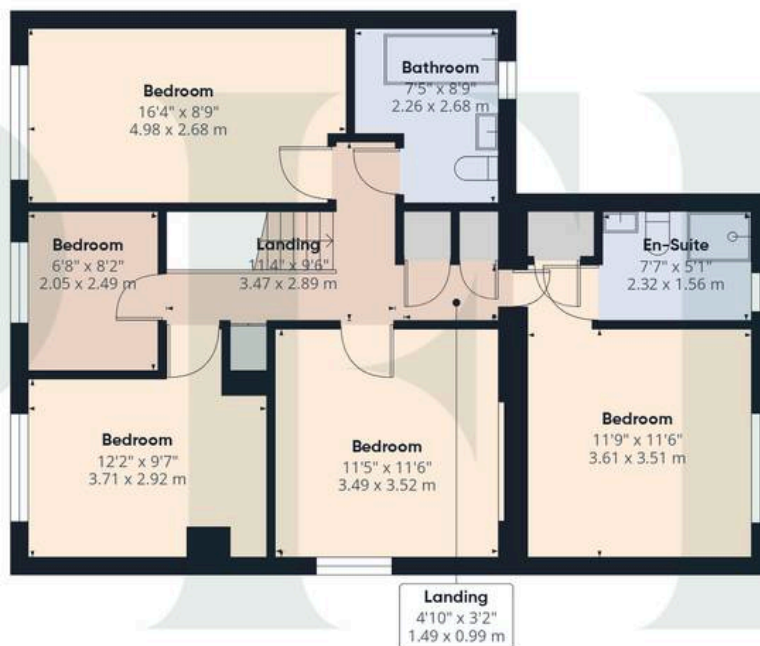
Single Garage

The property benefits from an adjoining single garage, with up and over door, power and light.





Floor 0



Floor 1

Approximate total area⁽¹⁾

1654 ft²

153.8 m²

(1) Excluding balconies and terraces

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

GIRAFFE 360



ADDITIONAL INFORMATION

Services

Mains gas, electricity, water & drainage. Gas central heating, solar panels with iboost installed to heat hot water, 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.

Solar Panels

The property benefits from solar panels with an iboost system which uses the excess power from the panels to heat the hot water. 13.5kw Tesla storage battery offering off grid electricity supply.

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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