



Arlecdon Parks Road, Arlecdon, Frizington, Cumbria, CA26 3XG

£83,000

Outstanding opportunity. Homely & spacious (1000sqft), 3 bedroom, 2 bathroom, 2 reception mid terrace.
Popular rural village. Superb views. Requires modernisation – great potential.

Dales & Shires
ESTATE AGENTS

SPECIALISTS IN PERIOD, INDIVIDUAL & RURAL PROPERTIES

GENERAL DESCRIPTION

Dales & Shires Estate Agents are very pleased to offer for sale this exceptionally good value and spacious property. Attractively priced to reflect the scope for modernisation and maintenance (including the need for a new roof), and offering superb potential to create a comfortable, homely and ideal rural village home. Features include: large rooms, log burner, range, central heating, double glazing, pantry, attractive views, large loft space and plentiful natural daylight. We anticipate this property will appeal to a variety of buyers and we advise an early viewing to appreciate the size, location, views, value and potential.

PROPERTY SUMMARY

The accommodation includes a lounge, dining room, kitchen, downstairs toilet, three good sized bedrooms, en-suite bathroom and shower room. Externally there is an enclosed rear garden.

LOCATION

The village of Arlecdon is conveniently situated on the A5086, providing excellent access to the west Cumbrian coast, surrounding countryside and the beautiful Lake District National Park. There is easy commuting into Workington, Whitehaven, Sellafield and Cockermouth. The area is a well established and popular place to live for families and professionals, as well as being popular with tourists. There are many amenities, recreational facilities and attractions within easy reach, including the Ennerdale Brewery bar and bistro just a short walk away in Rowrah. The overall area, surrounding villages and towns offer a plentiful choice of shops, pubs, schools, walks, bridal paths and cycle routes, with the coast-to-coast route also being nearby.

DIRECTIONS

Sat Nav location: CA26 3XG.

GROUND FLOOR

PVCu front door to an inner vestibule. Inner door to:

Lounge 17' 5" x 9' 8" (5.30m x 2.94m) max + bay.
Front bay window and feature fireplace. Door to the downstairs toilet, and stairs to the first floor.

Dining Room 14' 1" x 12' 8" (4.29m x 3.86m)
A good sized second reception room, with comfortable space for seating or formal dining. Large stone fireplace with solid fuel range and stone flagged floor. Rear window and understairs cupboard.

Kitchen 10' 10" x 8' 2" (3.30m x 2.49m)
A well-proportioned kitchen with side window, PVCu stable style door and useful pantry. Fitted units and space for appliances.



FIRST FLOOR

Central landing with pull down loft ladder.

Bedroom One 12' 5" x 10' 1" (3.78m x 3.07m)

Double bedroom with front window.

En-Suite Bathroom 9' 11" x 4' 10" (3.02m x 1.47m)

Bath suite.

Bedroom Two 10' 4" x 8' 10" (3.15m x 2.69m) max.

Double bedroom with rear window.

Bedroom Three 9' 9" x 8' 0" (2.97m x 2.44m)

Large single room with rear window.

Shower Room 5' 6" x 4' 8" (1.68m x 1.42m) plus shower.

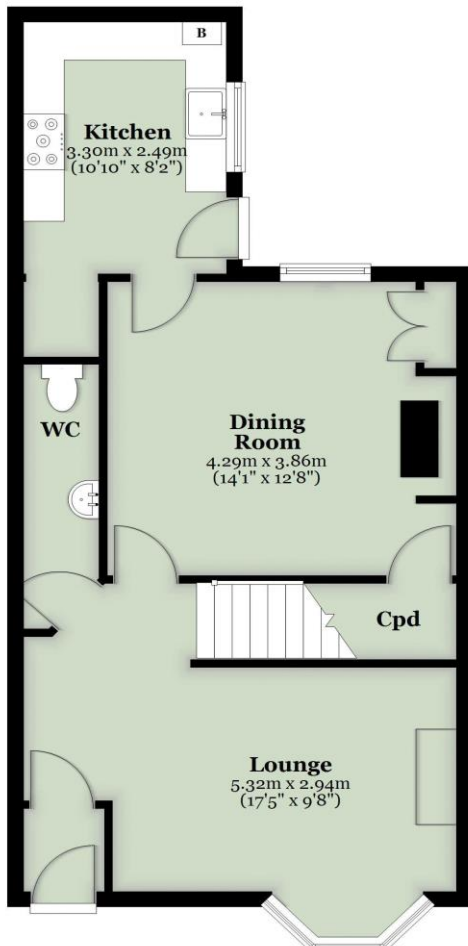
Fitted shower suite with mixer shower.

LOFT SPACE

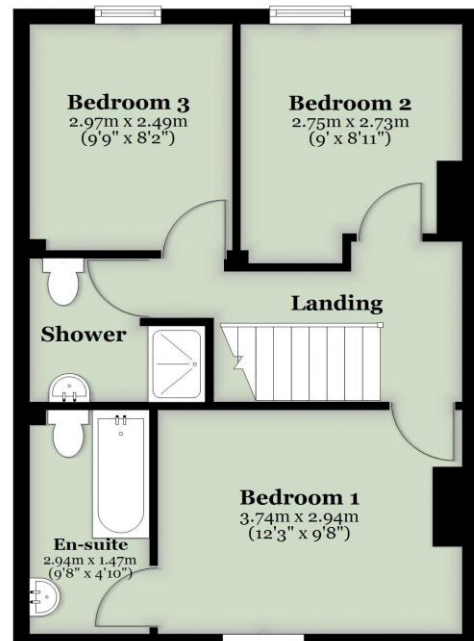
A large loft space, currently used for storage, but potentially providing enough space for a future loft conversion.



Ground Floor



First Floor





OUTSIDE

To the rear is a split-level rear garden, with ample space for seating, planting and entertaining.

AGENT'S NOTES

The property does require general modernisation and maintenance. In particular, it will require a new roof – the tiles have reached the end of their useful life, and the underside of the roof has had spray-foam insulation applied (which can be problematic with many mortgages and insurers). Please ask us for further details. We are the exclusive selling agent for this property. Viewings are by appointment only. To book a viewing, ask any questions, or to make an offer, you are very welcome to contact us 7 days a week by phone or email.

PROPERTY TO SELL?

We sell successfully for clients throughout the North of England.

We are specialists in handling Period, Individual and Rural properties throughout the region. To find out how we can successfully sell your property for the best possible price contact us to arrange a free, no obligation Market Appraisal.

Our sales fees are competitive. We have no hidden catches, NO long contract tie-ins and NO setting up or withdrawal fees,

Call us or visit www.dalesandshires.com for full details.

Viewing / Offer Process:

All viewing requests, offers or negotiations must be made directly to Dales & Shires.

Tenure: Freehold.

Council Tax Band: A.

These details were prepared / amended on: 14/10/2025



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 70 | 71 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |
| <small>WWW.EPC4U.COM</small> | | |

AGENT'S STANDARD DISCLAIMER

1. These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact' and they do not form part of any contract. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information, particularly if contemplating travelling some distance to view the property.
2. Any areas, measurements, floor plans or distances referred to may be approximated, are given as a guide only and are not always precise. Floorplans should not be relied upon as accurate or a true representation of the size, shape or function of a room / property.
3. Some wide angle photography may be used to allow enhanced & comprehensive presentation. This can cause distortion to images & perspectives. We advise a personal inspection.
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