



2 Bankthorn, Uldale, Wigton, CA7 1EZ

Guide Price **£325,000**

PFK

2 Bankthorn

The Property:

A deceptively spacious three bedroom semi detached home, enjoying stunning countryside and Lakeland fell views to both the front and rear. The property features a generous entrance hallway, a cosy sitting room with a wood burning stove, and a stylish open plan dining kitchen that has been thoughtfully upgraded by the current owners, perfect for modern living and entertaining. A useful utility area provides access to the front of the property and includes a WC. The living space flows seamlessly into a bright and airy sunroom overlooking the enclosed garden.

Upstairs, the first floor offers three well proportioned bedrooms and a family bathroom, all set within a thriving and welcoming village community.

- **EPC rating TBC**
- **Tenure: Freehold**
- **Council Tax: Band B**
- **Rural village location**
- **Driveway and enclosed garden**
- **Utility with downstairs WC**
- **Lakeland fell views**





2 Bankthorn

Location & directions:

Uldale is a lovely Lakeland community, approached by quiet country lanes, occupying an elevated position on the side of Green How overlooking the Ellen valley, beautifully placed in the foothills of the northern Lake District. The village is located approximately three miles from Bassenthwaite and five miles from the larger village of Caldbeck as well as being within 35 minutes' drive of the M6 and Penrith, and twelve miles from both market towns of Keswick and Cockermouth.

Directions

The property can easily be located using postcode CA7 1EZ or can otherwise be found using what3words location [///safely.shakes.fidgeting](https://www.what3words.com/safely.shakes.fidgeting)



ACCOMMODATION

Entrance Porch

6' 7" x 4' 5" (2.01m x 1.34m)

Window to front aspect.

Hallway

6' 3" x 11' 5" (1.90m x 3.48m)

Stairs to first floor, understairs cupboard and a radiator.

Living Room

12' 1" x 14' 9" (3.69m x 4.50m)

Window to front aspect, feature fireplace with wood burning stove, slate hearth and wooden mantel, radiators and door into:-

Kitchen/Dining Room

18' 10" x 8' 8" (5.73m x 2.63m)

Window into sunroom, range of matching wall and base units, complementary quartz worktops, inset sink with stainless steel mixer tap, induction hob with extractor over, double oven, integrated Neff appliances, space for dining table, radiator and double doors into:-

Sunroom

15' 3" x 11' 9" (4.66m x 3.58m)

Door to rear garden and windows to three sides.

Rear Hallway

2' 11" x 3' 2" (0.89m x 0.97m)

Door to front aspect.

WC

4' 5" x 2' 11" (1.35m x 0.90m)

WC

Utility Room

7' 8" x 6' 7" (2.34m x 2.01m)

Window to rear aspect, wall units, worktop, plumbing for washing machine, space for tumble dryer, space for freezer, boiler and loft hatch.



FIRST FLOOR

Landing

6' 10" x 9' 5" (2.08m x 2.86m)

Window to side aspect, loft hatch and a radiator.

Bedroom 1

8' 10" x 11' 4" (2.70m x 3.46m)

Window to front aspect with fell views, built in wardrobes and a radiator.

Bedroom 2

11' 8" x 12' 0" (3.56m x 3.66m)

Window to rear aspect with views towards open countryside and a radiator.

Bathroom

6' 8" x 5' 3" (2.03m x 1.61m)

Obscured window to rear aspect, WC, wash hand basin set in vanity unit, bath with mains rainfall shower and shower attachment, heated towel rail.

Bedroom 3

8' 5" x 8' 4" (2.56m x 2.55m)

Window to front aspect with fell views, storage cupboard and a radiator.





EXTERNALLY

Garden

To the front is an ornamental pond alongside a paved driveway for multiple cars. The rear garden is enclosed with an elevated paved seating area alongside the sunroom, lawn surrounded by mature borders, raised vegetable beds, greenhouse and a useful good sized storage shed with light and power.

Driveway

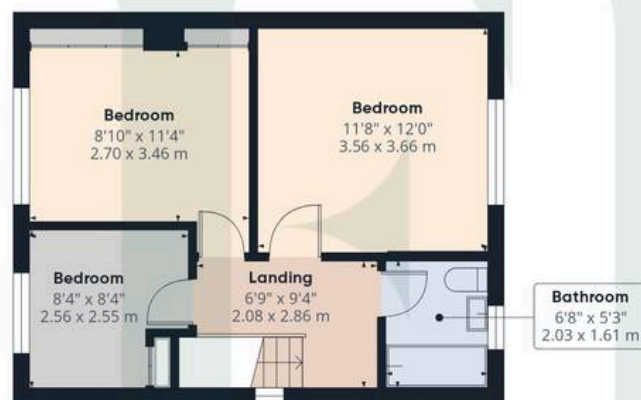
1 Parking Space

Dedicated offstreet parking for multiple cars.





Floor 0



Floor 1

Approximate total area⁽¹⁾

1118 ft²
103.8 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

Referral & Other Payments

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.

Services

Mains electricity, water & drainage; oil fired central heating; 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





PFK Estate Agency Keswick

P F K Estate Agents, 19 Station Street - CA12 5HH

01768 774546

keswick@pfk.co.uk

www.pfk.co.uk/

PFK

