

1 Lakeland View, Cleator, CA23 3EZ

Guide Price £480,000

PFK

1 Lakeland View

The Property:

Set within an exclusive cul-de-sac of individually designed self build homes on the edge of Cleator, this outstanding five bedroom executive detached residence presents a rare opportunity to acquire a substantial family home in one of the area's most desirable positions. Beautifully presented throughout and ready for immediate occupation, the property enjoys superb open views towards the western fells, including the striking outline of Dent Fell, creating an exceptional backdrop from both the principal bedroom balcony and the rear garden. Offering over two floors of generously proportioned accommodation, this is an ideal home for growing families or professionals relocating to west Cumbria, with excellent access to Sellafield, nearby employment centres, village amenities, highly regarded schools and the Lake District National Park.

A welcoming reception hallway, finished with elegant herringbone flooring, immediately sets the tone for the quality found throughout. The spacious lounge is filled with natural light from a bay window to the front and benefits from patio doors opening onto the rear garden, while glazed double doors lead seamlessly into a separate dining room. Flowing from here is a delightful conservatory providing an excellent additional reception space, perfect as a family room, children's playroom or garden room. A further small reception room currently serves as a home office.







1 Lakeland View

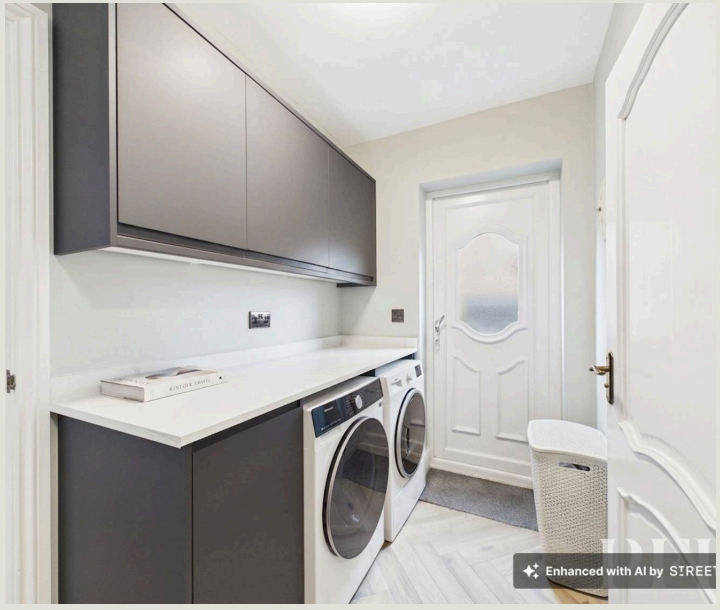
The property continued....

The recently upgraded kitchen has been finished to an excellent standard and is complemented by a practical utility room with access to a ground floor WC and the double integral garage. Upstairs, the sense of space continues with an impressive principal suite featuring fitted wardrobes concealing a generous walk in wardrobe, a luxurious four piece en-suite and a private glass fronted balcony where the far reaching fell views can truly be appreciated. Four further well proportioned bedrooms are served by a spacious four piece family bathroom, making this an exceptional home for larger families.

Occupying a generous plot, the property enjoys attractive gardens to both the front and rear, offering the perfect balance of family friendly outdoor space and low maintenance living. The landscaped rear garden has been thoughtfully designed with a large artificial lawn, gravelled seating areas and a paved patio ideal for entertaining and alfresco dining, while the front garden provides an attractive lawned approach to the home. Ample offroad parking is available via a substantial driveway leading to the double integral garage, ensuring space for multiple vehicles. Rarely do homes of this calibre, size and location become available, particularly those presented in genuine move in condition. Combining executive living with exceptional family accommodation and an enviable setting close to Ennerdale, the western fells and excellent commuter links, this is a truly outstanding opportunity that demands viewing.













1 Lakeland View

Location & Directions:

Lakeland View is a highly regarded residential cul-de-sac located on the edge of the popular village of Cleator, offering a peaceful setting with outstanding views across the surrounding countryside towards Dent Fell and the western fells. Nearby Cleator Moor provides a range of everyday amenities including a supermarket and primary school, while secondary schooling is available in nearby towns. The property is perfectly placed for commuters travelling to Sellafield and other major west Cumbrian employment centres, with Whitehaven and Egremont both within easy reach. For those who enjoy the outdoors, Ennerdale, the western Lake District and an abundance of walking and cycling routes are just a short drive away, making this an excellent location for both family life and recreation.

Directions

The property can be located using either CA23 3EZ or W3W///hubcaps.hears.pursuing

- **Executive 5 bedroom detached family home**
- **EPC rating D**
- **Council Tax: Band E**
- **Tenure: Freehold**

ACCOMMODATION

Entrance Hallway
14' 1" x 9' 0" (4.28m x 2.74m)

Lounge
22' 1" x 13' 1" (6.74m x 3.99m)

Office
6' 6" x 6' 1" (1.99m x 1.86m)

Dining Room
14' 2" x 11' 9" (4.31m x 3.58m)

Conservatory
13' 5" x 11' 1" (4.09m x 3.37m)

Kitchen
21' 4" x 9' 1" (6.49m x 2.78m)

Utility Room
9' 1" x 5' 3" (2.76m x 1.60m)

Cloakroom/WC
5' 6" x 3' 7" (1.68m x 1.10m)

FIRST FLOOR LANDING

Principal Bedroom
20' 7" x 8' 2" (6.27m x 2.49m)

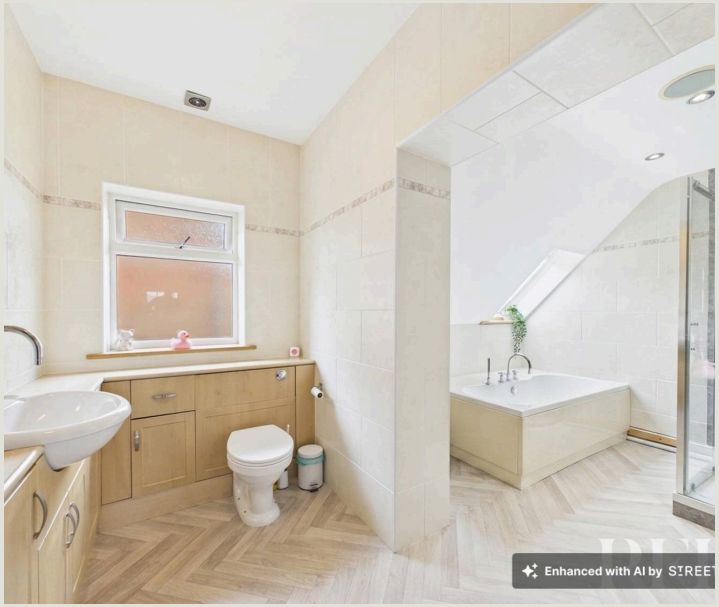
Walk in Wardrobe
5' 1" x 4' 6" (1.55m x 1.38m)

En-Suite
8' 3" x 5' 8" (2.51m x 1.73m)

Bedroom 2
11' 2" x 8' 4" (3.40m x 2.55m)







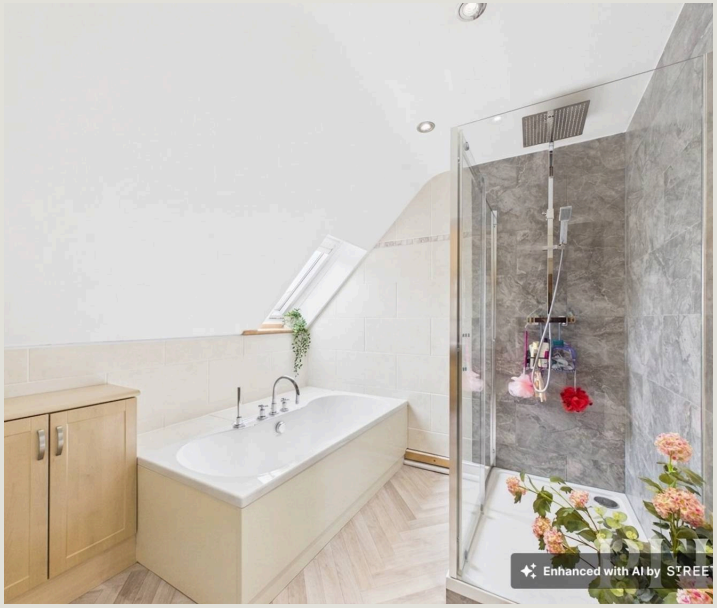
Bedroom 3
12' 2" x 8' 8" (3.70m x 2.63m)

Bedroom 4
9' 0" x 8' 6" (2.75m x 2.60m)

Family Bathroom
14' 1" x 8' 1" (4.29m x 2.47m)

Bedroom 5
15' 1" x 10' 2" (4.60m x 3.09m)













EXTERNALLY

Garden

The property occupies a generous plot with attractive gardens designed to complement modern family living. A section of lawn creates an impressive frontage, while gated side access leads to the enclosed rear garden, which has been thoughtfully landscaped for ease of maintenance. Featuring a large artificial lawn, attractive gravelled seating areas and a spacious paved patio ideal for outdoor dining and entertaining, the garden provides a safe and versatile space for children to play, summer gatherings with family and friends, or simply relaxing whilst enjoying the peaceful surroundings and beautiful fell views.

Driveway

4 Parking Spaces

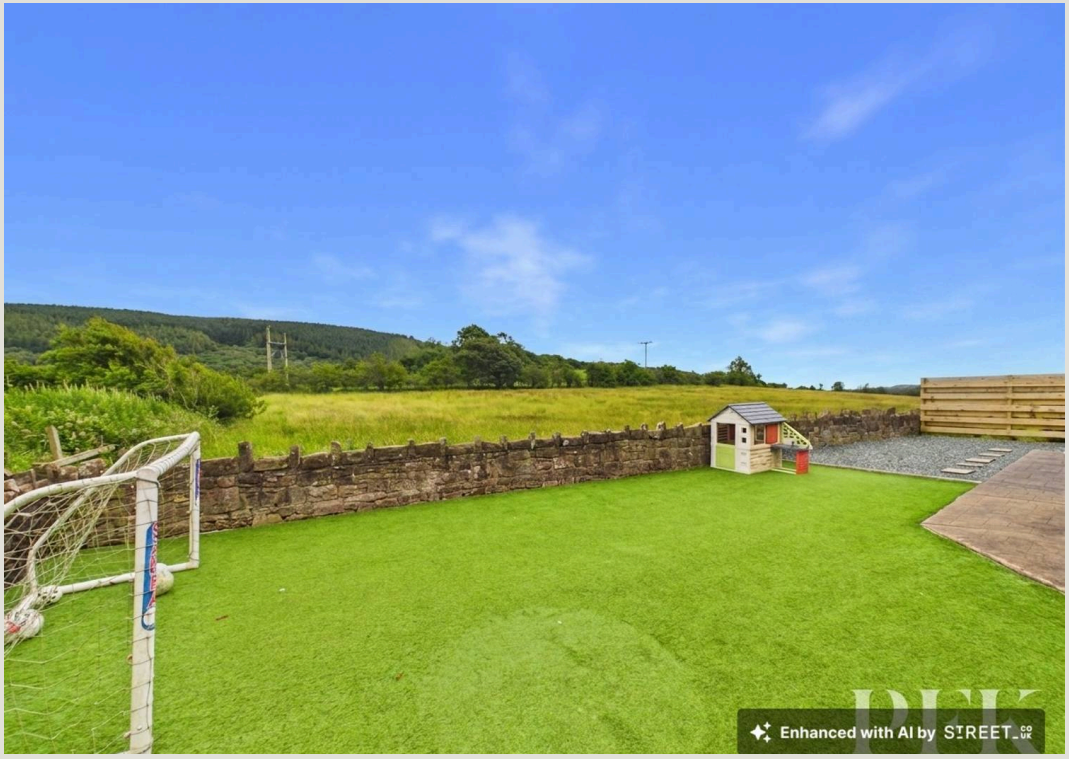
Parking is another standout feature of this impressive home, with a large private driveway providing offroad parking for multiple vehicles.

Double garage

2 Parking Spaces

The double integral garage benefits from two up and over doors together with power and lighting, offering excellent storage, secure parking or potential workshop space.




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Floor 0



S W E N

Floor 1

Approximate total area(1)

2521 ft²

234.2 m²

Reduced headroom

50 ft²

4.6 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

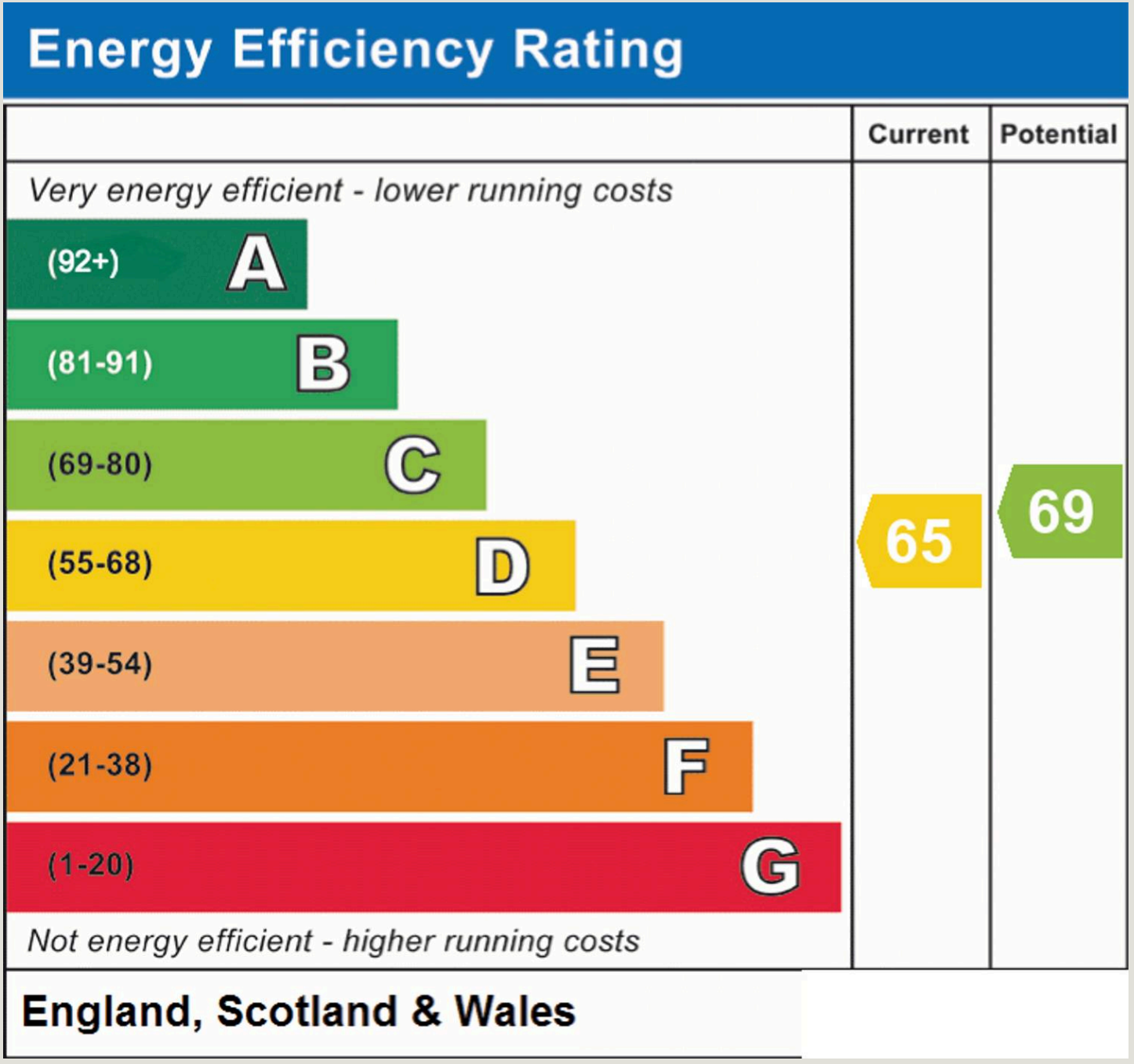
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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ADDITIONAL INFORMATION

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
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