



**Belvedere Park Street, Frizington, CA26 3RB**

Guide Price £285,000

**PFK**

# Belvedere Park Street

## The Property

A fine three-bedroom detached character residence, offered with no onward chain. The property, which requires significant refurbishment, presents an excellent opportunity for a family or those seeking a characterful home in a semi-rural location to put their own stamp on a spacious house.

The accommodation includes three reception rooms, a kitchen and utility space to the ground floor, with three double bedrooms and a family bathroom upstairs, all featuring original details and high ceilings.

Externally, the property enjoys lawned gardens and fantastic views across the Ennerdale Valley.

- Detached three-bedroom character home
- No onward chain
- In need of refurbishment
- Three reception rooms plus kitchen and utility
- Three double bedrooms and family bathroom
- Lawned gardens with Ennerdale Valley views
- EPC rating D
- Tenure: freehold





## Belvedere Park Street

### Location & Directions

Park Street in Frizington is a quiet, family-friendly location characterised by mainly detached, owner-occupied homes and a welcoming community. The village offers everyday amenities while sitting on the edge of the Lake District National Park, providing easy access to stunning scenery, walking routes and outdoor pursuits. With a rich heritage, peaceful surroundings, low crime levels and fantastic transport links to neighbouring towns, it is an ideal spot for those seeking a semi-rural lifestyle within a supportive village setting.

### Directions

The property can be found a distance down Park Street and can be found on the left hand side, identified by a PFK for sale board, otherwise by using what3words location [///amp.speedily.boards](https://what3words.com/amp.speedily.boards)



## ACCOMODATION

### Entry

#### Hallway

5' 6" x 17' 9" (1.67m x 5.41m)

#### Reception Room 1

12' 0" x 10' 7" (3.67m x 3.22m)

#### Reception Room 2

11' 6" x 11' 8" (3.50m x 3.56m)

#### Reception Room 3

9' 4" x 12' 1" (2.85m x 3.69m)

#### Kitchen

11' 8" x 13' 5" (3.56m x 4.08m)

#### Utility

8' 4" x 9' 0" (2.54m x 2.74m)

## FIRST FLOOR

#### Bedroom 1

15' 6" x 10' 6" (4.73m x 3.20m)

#### Bedroom 2

12' 2" x 13' 2" (3.71m x 4.02m)

#### Bedroom 3

12' 4" x 11' 6" (3.76m x 3.50m)

#### Bathroom

9' 5" x 10' 11" (2.88m x 3.32m)





EXTERNALLY

#### Garden

Externally, the property offers lawned gardens with fantastic views across the Ennerdale Valley. Adjacent to the utility room is a paved yard with a useful storage cupboard and an outdoor WC. The front gardens are enclosed by mature hedging, providing privacy from the road, while the side and rear gardens are fully fenced. There is a grassed area to the side of Belvedere to the right of the gates which is owned by the property and included within the sale. This area could be adapted to provide off road parking if required and subject to the relevant permissions being obtained.







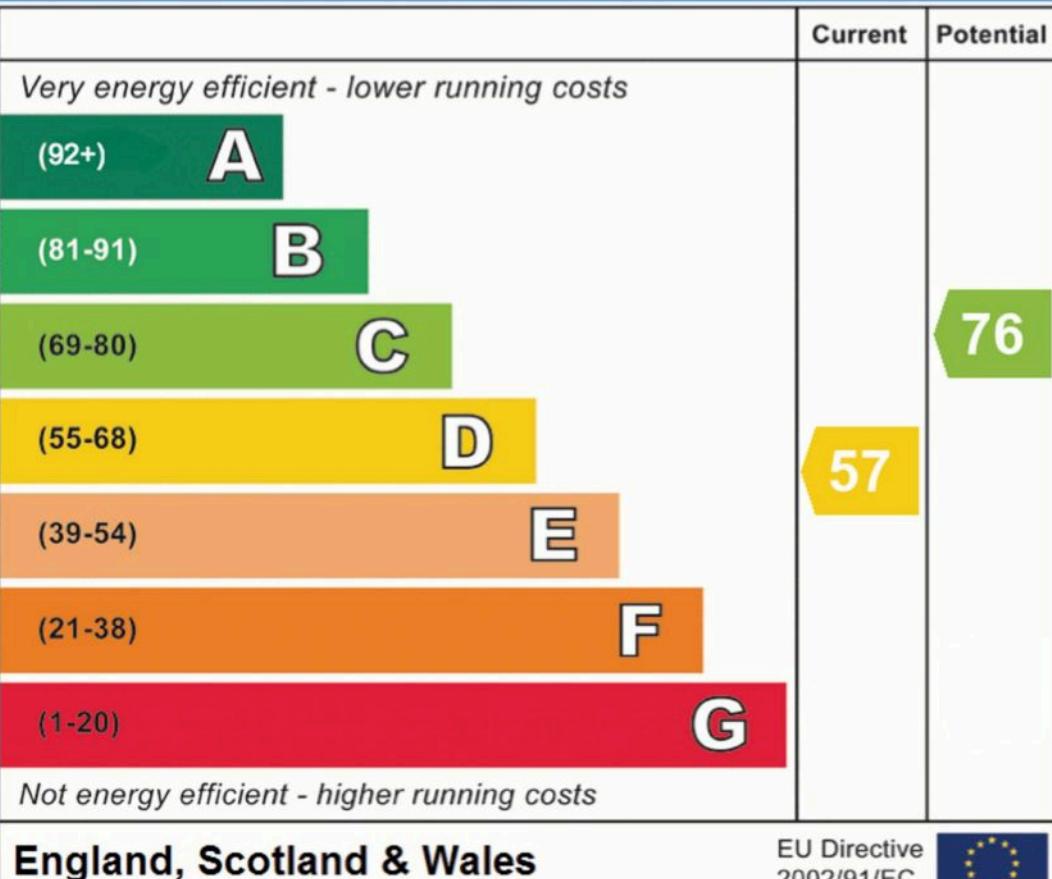
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Approximate total area<sup>(a)</sup>  
1360 ft<sup>2</sup>  
126.5 m<sup>2</sup>

(1) Excluding balconies and terraces.  
Calculations reference the RICS IPMS  
UK Standard. Measurements are  
approximate and not to scale. This  
floor plan is intended for illustration  
only.

GRAFFEMO

## Energy Efficiency Rating



## ADDITIONAL INFORMATION

### Referrals & Other Payments

PK 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 PK 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. Anti Money Laundering (AML) compliance check via Landmark referral between £8.50 to £15.50. All figures quoted are inclusive of VAT.

### Services

Mains gas, electricity, water & drainage. Gas fired central heating and double glazing installed. 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.





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