



Lendale, Carleton, Holmrook, CA19 1YX

Guide Price £220,000

PFK



# Lendale

## The Property:

Set on the peaceful western fringes of the Lake District National Park, this three-bedroom detached bungalow occupies an idyllic position with far-reaching views across open countryside to the surrounding fells, including Black Coombe. Enjoying a sense of space, privacy, and connection to nature, the property sits within a generous wraparound plot and offers a rare opportunity to secure a home in truly special surroundings.

The bungalow itself offers well-proportioned accommodation comprising an entrance porch, hallway, lounge, dining room, three bedrooms, a bathroom, and a separate WC. Externally, the property is complemented by extensive lawned gardens wrapping around the home, a driveway providing off-road parking, an adjoining single garage, and an additional outbuilding ideal for storage. The plot and setting lend themselves beautifully to those seeking a quieter lifestyle, with ample room to enjoy the outdoors and take in the ever-changing landscape.

Now ready for its next chapter, the property presents a fantastic opportunity for the right buyer to create something truly special. Whether sensitively modernising the existing home or reimagining the site to create something entirely new (subject to the necessary consents), this is a chance to design a home that fully embraces its remarkable setting.

Due to the non-standard construction interest is invited from cash buyers only. Further details available from PFK.







## Lendale

### Location & directions:

Saltcoats sits on the western fringes of the Lake District National Park, offering a semi-rural lifestyle with easy access to Wastdale, Eskdale, and the surrounding fells, providing superb opportunities for walking, hiking, and enjoying panoramic scenery, including the iconic Black Coombe. For everyday amenities, shopping, and services, nearby towns such as Seascale, Whitehaven, and Egremont provide supermarkets, schools and leisure facilities. The area also benefits from good local transport links and access to major regional employers. This location offers a rare combination of peaceful, scenic living while remaining conveniently connected to essential amenities and work opportunities.

### Directions

The property can be located using either CA19 1YX or [W3W///history.validated.shell](https://www.google.com/maps/place/CA19+1YX/@54.5111111,-2.1111111,15z/data=!3m1!1e3!3m2!1sCA19+1YX!1sW3W///history.validated.shell)

- **Cash buyers only due to non-standard construction**
- **EPC Rating TBC**
- **Tenure: Freehold**
- **Council Tax Band C**





## ACCOMMODATION

### Entrance Porch

### Hallway

### Lounge

15' 11" x 10' 4" (4.84m x 3.16m)

### Dining Room

11' 11" x 10' 4" (3.64m x 3.15m)

### Kitchen

9' 6" x 10' 3" (2.89m x 3.13m)

### Sun Room

7' 6" x 7' 3" (2.29m x 2.20m)

### Bedroom 1

11' 10" x 10' 4" (3.61m x 3.15m)

### Bedroom 2

11' 11" x 10' 5" (3.63m x 3.17m)

### Bedroom 3

11' 11" x 10' 4" (3.63m x 3.15m)

### Bathroom

5' 5" x 7' 7" (1.66m x 2.30m)

### WC

2' 10" x 4' 8" (0.86m x 1.41m)

## EXTERNALLY

### Garden

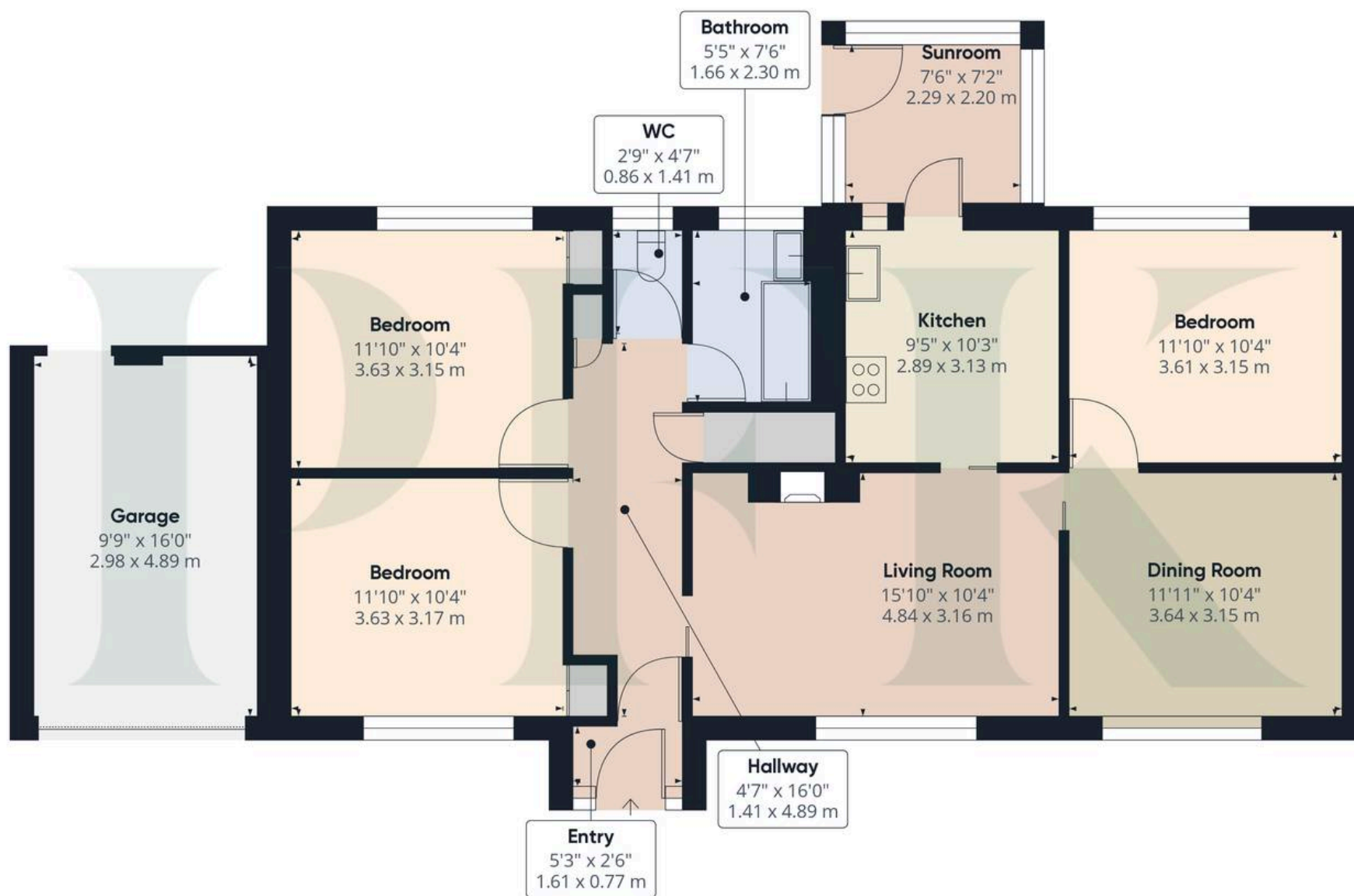
The property occupies a large plot, with wraparound lawned gardens.

**A gated entrance leads to a large private driveway providing offroad parking for 2.**

### Garage

Single Garage - 2.98 m x 4.89 m With up and over door, power and light.





Approximate total area<sup>(1)</sup>

1137.94 ft<sup>2</sup>

105.72 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



## ADDITIONAL INFORMATION

### Services

Mains gas, electricity and water. Partial gas central heating. Double glazing installed throughout. Septic tank drainage. 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

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. • EPC and Floorplans (M & G EPCs Ltd): £35 for EPC & Floorplan, £24 for EPC only, £6 for Floorplan only. • Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.

### Septic Tank

We have been informed that the property has a septic tank and would advise any prospective purchaser to check it complies with current standards and rules introduced on 1st January 2020. The sellers have advised that some significant works have been carried out recently on the septic tank by Unblock Cumbria.







## PFK Estate Agency Cockermouth

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