



3 Hardingill, Gosforth, Seascale, CA20 1AQ

Guide Price **£155,000**

PFK

3 Hardingill

The Property:

Located on the edge of Gosforth village within the Lake District National Park, this charming two bedroom mid terrace cottage offers deceptively spacious accommodation and is available with no onward chain. Perfectly positioned for access to Wasdale and Eskdale, the property is ideally suited as a second home or holiday retreat, while equally appealing to those looking to relocate, purchase their first home or downsize into a manageable yet characterful property.

The ground floor features a cosy lounge which opens through to a generous dining kitchen, creating a comfortable and sociable living environment. The layout offers far more space than first impressions suggest, blending cottage character with practical day to day living. To the first floor there are two good sized bedrooms along with a well appointed shower room, thoughtfully arranged to provide light and comfortable accommodation.

Externally the property benefits from an enclosed yard providing a lovely, sheltered space to sit out and relax. Onstreet parking is available to the front. With its desirable village setting, immediate access to some of the Lake District's most spectacular scenery and the advantage of no onward chain, this delightful cottage presents an excellent opportunity that must be viewed to be fully appreciated.





3 Hardingill

Location & directions:

Situated on the edge of Gosforth village within the Lake District National Park, Hardingill offers a peaceful rural setting surrounded by stunning fell and valley scenery. The village itself benefits from a well regarded primary school and nursery along with a selection of popular public houses, creating a welcoming community atmosphere. A wider range of amenities can be found in nearby Seascale, including a supermarket, healthcare facilities and a railway station providing coastal rail links. The area is particularly well placed for those working at Sellafield, which is within easy commuting distance, making the property attractive not only as a holiday home but also for permanent residence. With immediate access to Wasdale and Eskdale and excellent transport connections along the west Cumbrian coast, this location offers a superb balance of lifestyle and practicality.

Directions

The property can be located using either CA20 1AQ or W3W:///aquatics.taxpayers.pulse

- **2 bed character cottage on edge of Gosforth village centre**
- **Tenure: Freehold**
- **Council Tax: Band B**
- **EPC rating D**



ACCOMMODATION

Lounge

12' 4" x 11' 3" (3.77m x 3.43m)

Window to front elevation, exposed ceiling timbers, electric fire set in modern fireplace, stairs leading to first floor, radiator and wood effect flooring. Opening to dining kitchen.

Dining Kitchen

13' 2" x 9' 1" (4.02m x 2.77m)

Fitted with a range of matching wooden wall and base units with complementary worksurfacing, space for cooker, washing machine, tumble dryer and fridge. Stainless steel sink and drainer. Space for dining table, dual aspect windows to front and rear elevations, exposed beams, part glazed UPVC door leading out to the rear yard.

FIRST FLOOR LANDING

Wall mounted gas boiler, doors to bedrooms and shower room.

Bedroom 1

12' 8" x 8' 6" (3.86m x 2.60m)

Double bedroom with exposed stone wall, window to front providing views over open countryside to the western fells, large storage cupboard and radiator.

Bedroom 2

7' 9" x 12' 7" (2.35m x 3.84m)

Double bedroom with window to front elevation offering views over open countryside towards the western fells, radiator.

Shower Room

5' 3" x 8' 11" (1.59m x 2.71m)

Fitted with white 3 piece suite comprising close coupled WC, wash hand basin and tiled shower enclosure with electric shower. Part tiled walls, chrome radiator, obscured window.





GARDEN

The property benefits from a good sized yard to the rear.

On street

1 Parking Space

On street parking is available nearby.

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

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.





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		88
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		



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