



Dalegarth, Caldbeck, CA7 8ER.

Guide Price £335,000

PFK

Dalegarth

Caldbeck, Wigton

This property offers spacious flexible living with the ground floor featuring an entrance hall, inner hallway, cloakroom/WC, living room, dining kitchen, ground floor extension to provide additional bedroom with shower room off however this room could also provide another living room and it also provides access to the rear hall with door through to garage and door to rear garden. To the first floor there are 2 additional bedrooms and a shower room.

Outside you have a gated paved garden/parking area to the front which in turn leads to the garage. To the rear you have a good size L shaped garden with lawn, stocked areas and 2 outside stores.

Residents will enjoy stunning views of the scenic countryside making it an ideal home for couples, small families or anyone seeking a peaceful retreat with excellent outdoor and parking facilities.

- House with good size rear garden, parking to front and Garage.
- Entrance, Hallway, Cloak/WC, Living Room, Dining Kitchen and G/F bedroom/additional sitting room with shower room off & 2 F/F bedrooms with shower room.
- Tenure: Freehold
- EPC: TBA
- Council Tax Band: D





Dalegarth

Caldbeck, Wigton

Dalegarth is located in a lovely position within the thriving village of Caldbeck which is situated in the Lake District it is England's largest National Park and UNESCO World Heritage Site. This rural village provides local amenities which include Primary School, Doctors Surgery, Hair Salon, Cafe, Village Shop, Pub, Church, Chapel, Lawn Bowling and Cricket Club along with many walking trails and Outdoor Pursuits.

The property overlooks the Green and Village Duck Pond.

ACCOMMODATION

Ground Floor

Entry

9' 4" x 7' 4" (2.84m x 2.24m)

Hallway

5' 10" x 4' 8" (1.77m x 1.41m)

Wc

5' 10" x 4' 8" (1.77m x 1.41m)

Living Room

11' 7" x 15' 3" (3.53m x 4.65m)

Dining Kitchen

9' 11" x 15' 1" (3.02m x 4.59m)

Sitting Room/Ground Floor Bedroom

17' 8" x 11' 4" (5.39m x 3.46m)



Shower Room

5' 5" x 4' 6" (1.64m x 1.38m)

Rear Hall

6' 4" x 6' 0" (1.92m x 1.82m)

First Floor**Landing**

5' 9" x 5' 7" (1.76m x 1.70m)

Bedroom 1

11' 7" x 15' 3" (3.54m x 4.66m)

Bedroom 2

11' 1" x 9' 3" (3.39m x 2.82m)

Shower Room

7' 10" x 5' 7" (2.38m x 1.69m)

Outside**Front Forecourt Driveway**

Pedestrian and vehicle gate leading the paved area to the front of the property and also the garage.

Garage

10' 11" x 18' 8" (3.34m x 5.70m)

Rear Garden

Steps from the rear hall leading to the good sized lawned garden which is a good size and L shape providing stocked areas and 2 shed/stores.

ADDITIONAL INFORMATION**Directions**

Dalegarth can be located using the postcode CA7 8ER and identified by a PFK For Sale board. Alternatively by using What3Words; ///heap.appointed.brochure





IMPORTANT: This property is currently unregistered. Following completion, the buyers solicitor will need to apply for full registration with the Land Registry.

Services

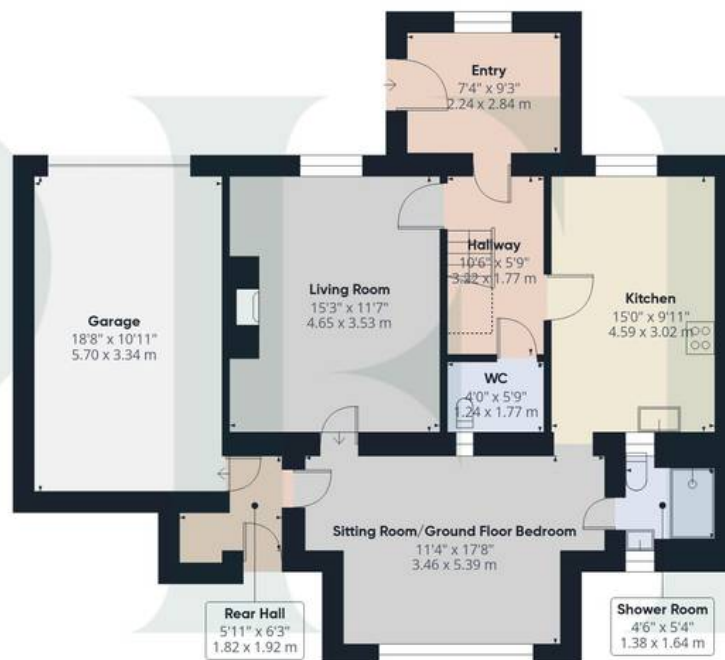
Mains electricity, water & drainage. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Referrals & Other Payments

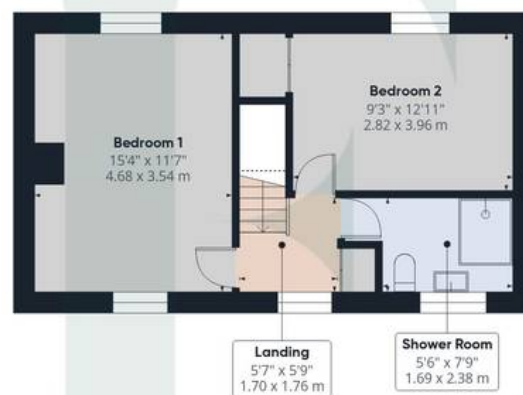
PFK works with preferred providers for services relating to buying or selling property. These providers offer competitive pricing, but you are under no obligation to use them and are free to choose alternatives. If you do use these services, PFK may receive a referral fee as follows (all figures include 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.
- 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.





Floor 0



Floor 1



Approximate total area⁽¹⁾

1299 ft²

120.7 m²

Reduced headroom

14 ft²

1.3 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.

GIRAFFE360



PFK Estate Agents

9-10 Devonshire Chambers, Penrith, Cumbria - CA11 7SS

01768 862135

penrith@pfk.co.uk

www.pfk.co.uk

PFK

