



GRISDALES

PROPERTY SERVICES



Calder View Calder View, Seascale, CA20 1DN

£235,000

This fabulous detached house presents a rare opportunity for those seeking a delightful family home. With three spacious double bedrooms, this property is perfect for families or individuals who appreciate generous living space.

The house boasts three well-appointed reception rooms, providing ample space for relaxation, entertaining. Each room is filled with natural light, creating a warm and inviting atmosphere throughout. The property also features a well-maintained neutral bathroom.

One of the standout features of this home is the stunning river views, which can be enjoyed from various vantage points inside and outside the property. Imagine waking up to the serene sights and sounds of nature right outside your window.

The property includes driveway parking. The surrounding area is peaceful and picturesque, making it an ideal location.
Call us today on 01946 693931 to take a look around.

Helping you find your perfect new home...

www.grisdales.co.uk

46/47 King Street, Whitehaven, Cumbria, CA28 7JH | T: 01946 693 931 | E: whitehaven@grisdales.co.uk

ENTRANCE



Is via uPVC part glazed door leading into:

HALLWAY

Radiator, stairs to first floor. Doors leading to:

LIVING ROOM

20'5" x 12'9" (6.23 x 3.91)



Front aspect double glazed window, radiator, fireplace within decorative surround. Open archway leading to:

SITTING ROOM

20'10" x 9'4" (6.36 x 2.85)



Laminate flooring, two radiators, large rear aspect windows overlooking the river. Sliding door leading to:

DINING ROOM

10'8" x 8'11" (3.27 x 2.72)



Laminate flooring, radiator, rear aspect, double glazed window. Patio doors leading to rear external. Open archway leading to:

KITCHEN

13'3" x 9'11" (4.06 x 3.03)



With a range of wooden wall and base units with complementary work surfaces. Storage cupboard with radiator inside. Integrated electric hob with extractor fan above. Integrated electric oven. Stainless steel sink and drainer unit. Front aspect, double glazed window. Neutral wall tiling.

FIRST FLOOR LANDING

Doors leading to:

BEDROOM ONE

10'10" x 9'11" (3.32 x 3.04)



Rear aspect double glazed windows, double in size, fitted wardrobes and dressing table. UPVC part glazed door allowing access onto flat roof.

BEDROOM TWO

13'8" (max) x 10'2" (max) (4.17 (max) x 3.112 (max))



Double in size, radiator, front aspect, double glazed window.

BEDROOM THREE

13'0" x 8'9" (3.97x 2.68)



Double in size, front aspect double glazed window, radiator.

BATHROOM



Three piece suite comprising of walk-in shower, WC and wash basin. Rear aspect frosted double glazed window. Radiator. Decorative neutral wall tiling.

FRONT EXTERNAL



Driveway parking for two to three vehicles alongside grassed lawn area and decorative shrubbed borders.

SIDE EXTERNAL



REAR EXTERNAL



Access to workshop and external WC. A mix of patio seating areas alongside decorative greenery. Fantastic views over the river.

WORKSHOP / UTILITY



Electrics fitted.

RIVER VIEWS



DIRECTIONS

From Whitehaven, follow the A595 towards Calderbridge. Pass Jacksons Timber on the right hand side, then take the right hand turn onto the driveway after the bus stop.

w3w://untruth.perused.forest

COUNCIL TAX

We have been advised by Cumberland Council (0303 123 1702) that this property is placed in Tax Band E.

VIEWING ARRANGEMENTS

To view this property, please contact us on 01946 693931.

NOTES TO BROCHURE

Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. None of the appliances, heating system or fittings included within the sale have been tested or can be assumed to be in full working order. Purchasers are strongly advised to satisfy themselves by way of survey and their own enquiries. The brochure does not constitute a contract, part of a contract or warranty.

THE CONSUMER PROTECTION REGULATIONS 2008

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

*Please note these details have yet to be approved by the vendors.

MOVING WITH GRISDALES

Moving is an exciting time but only if everything proceeds smoothly. Whether you are selling, letting, buying or renting, we understand that moving home can be a very stressful and daunting prospect. That's why, at Grisdales, we work together as a team, giving dedicated support and advice every step of the way to help your move run as smoothly and efficiently as possible.

FREE MARKET APPRAISAL

If you are thinking of moving, we offer a completely free market valuation and appraisal of your existing home. We will advise you upon an asking price which accurately positions your property in the current market place, maximising viewings and your sale prospects.

LETTINGS AND MANAGEMENT

If you are interested in property as an investment, we can help you every step of the way from Buy to Let advice to effective property letting and management

SURVEYS AND VALUATIONS

We want your purchase to live up to those dreams, hopes and expectations. You need to know that your new home will not only be a sound investment, but also one which you will enjoy without the worry of the unknown. Grisdales offer a wide range of survey and valuation reports to meet different needs all backed by the qualification, experience and knowledge of a Chartered Surveyor.

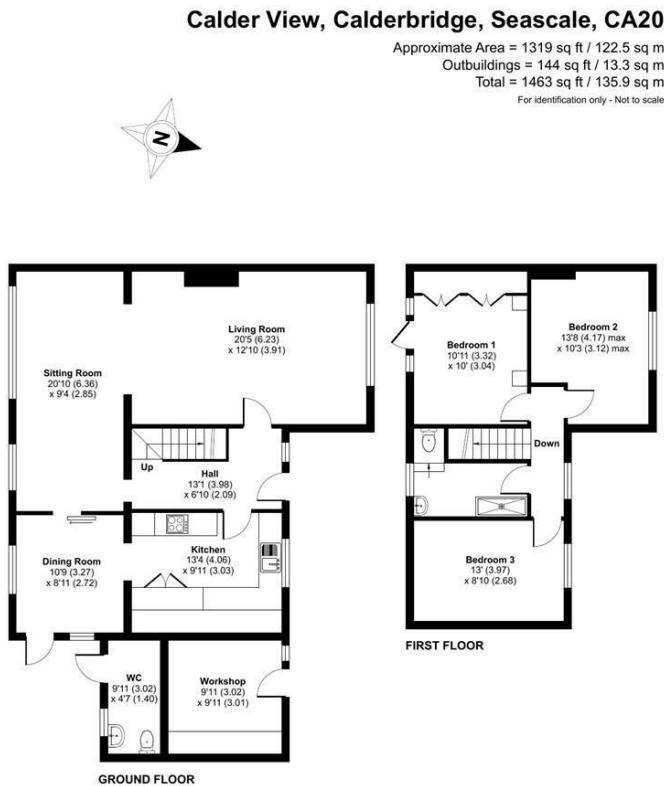
MORTGAGE ADVICE

Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

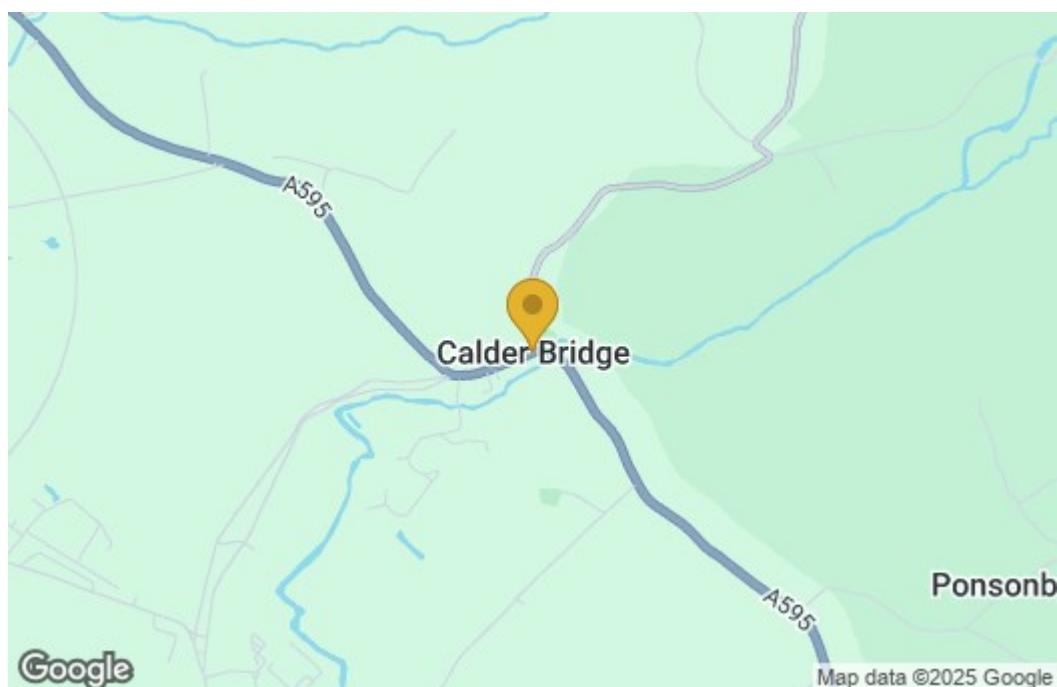
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

Floor Plan

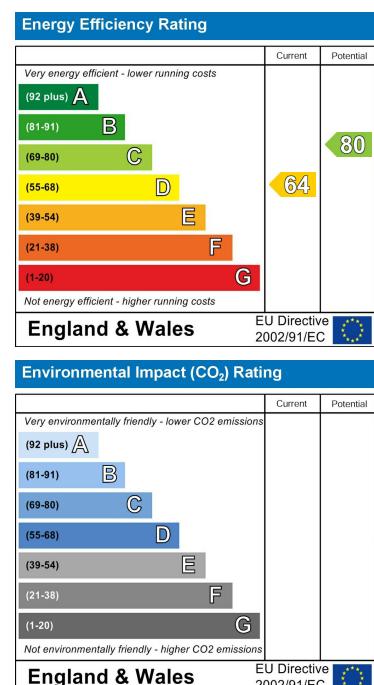


 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Grisdales. REF: 1298400

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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