



GRISDALES

PROPERTY SERVICES



9 Layfield Lane, Cleator Moor, CA25 5HN

£235,000

A fabulous opportunity to own a standout detached home in the ever-popular Layfield Lane, beautifully presented, flooded with natural light, and designed for effortless modern living. From the moment you step inside, this property delivers a real sense of space and style. The welcoming lounge–diner flows seamlessly into a spectacular conservatory, creating an impressive entertaining space that feels connected to the garden and perfect for gatherings in every season.

At the heart of the home sits a sleek, modern kitchen with an adjoining utility room, offering both practicality and a touch of luxury—ideal for home cooks, families, and hosts alike.

Upstairs, you'll find three immaculate bedrooms, all refreshed with brand-new carpets, giving the entire floor a crisp, contemporary finish.

Outside, the property truly excels: a generous, private, lawned garden provides a peaceful retreat, while to the front a spacious driveway for two cars ensures convenience from the moment you arrive.

This is a home that stands out for all the right reasons—stylish, welcoming, and ready to move straight into.

Helping you find your perfect new home...

www.grisdales.co.uk

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ENTRANCE

Via Upvc front door into:

HALLWAY

Radiator, Smoke alarm, laminate flooring.

CLOAKROOM

Double glazed window, radiator, W.C, wash hand basin.

LOUNGE

14'8" x 13'5" (4.465 x 4.082)



Double glazed window, radiator, engineered wood flooring, gas fire with decorative surround leading onto:

DINING AREA

10'8" x 9'1" (3.261 x 2.775)



Engineered wood flooring, radiator, bi-fold doors leading to:

CONSERVATORY



Engineered wood flooring, aircon and heating system fitted.

KITCHEN

18'1" x 10'8" (5.507 x 3.244)



Fitted with a range of cream gloss wall and base units with complimentary work surfaces, breakfast bar area, double electric oven, Five ring gas hob, inset sink and drainer unit, integrated washing machine and integrated fridge, rear aspect double glazed window, double glazed French doors, under stair storage cupboard,

UTILITY ROOM



Fitted with a range of wall and base units with complementary work surfaces, inset sink and drainer unit, integral door leading to garage.

STAIRCASE & LANDING

Double glazed window, loft access point,.

BATHROOM

7'2" x 6'6" (2.188 x 1.976)



Three-piece suite comprising of bath with overhead shower, WC and wash basin. Rear aspect double glazed window, radiator, extractor fan.

BEDROOM ONE

10'5" x 9'7" (3.164 x 2.927)



Double in size, front aspect double glazed window, radiator, fitted mirrored wardrobes, door leading to:

ENSUITE



Three-piece suite comprising of walk-in shower, WC wash basin, heated towel rail, double glazed window.

BEDROOM TWO

13'8" x 8'4" (4.154 x 2.529)



Double in size, rear aspect double glazed window, radiator, fitted wardrobe and drawer storage.

BEDROOM THREE

8'7" x 7'2" (2.613 x 2.195)



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

FRONT EXTERNAL



Driveway parking for two vehicles alongside grassed lawn area.

REAR EXTERNAL



Large enclosed garden laid to lawn. Garage manual front door to be used as a storage area.

VIEWS



Lovely, open views over Ennerdale Valley.

DIRECTIONS

From Whitehaven take the B295 to Cleator Moor, turn left at the New Crown Public House onto the B524 towards Frizington. After the last terrace of houses turn left onto the estate, Layfield Lane is the second turning on the right.

COUNCIL TAX

We have been advised by Cumberland Council (0303 1231702) that this property is placed in Tax Band D.

VIEWINGS

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.

MOVING WITH GRIDDALES

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.

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

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. 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

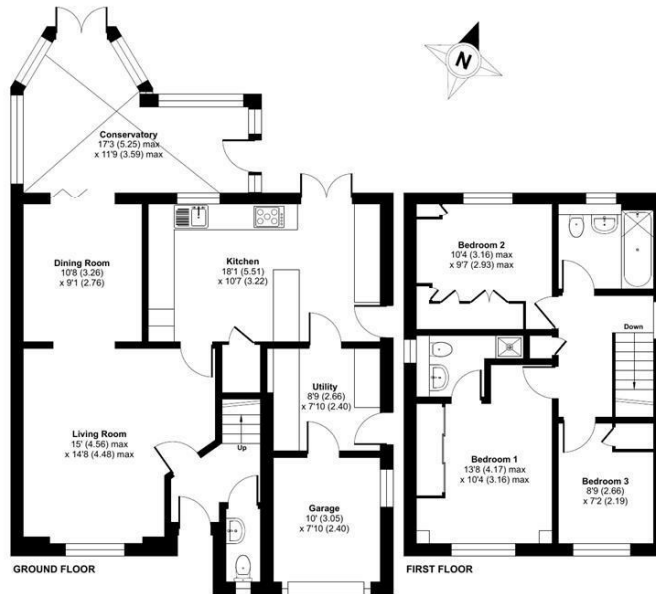
Layfield Lane, Cleator Moor, CA25

Approximate Area = 1285 sq ft / 119.3 sq m

Garage = 87 sq ft / 8 sq m

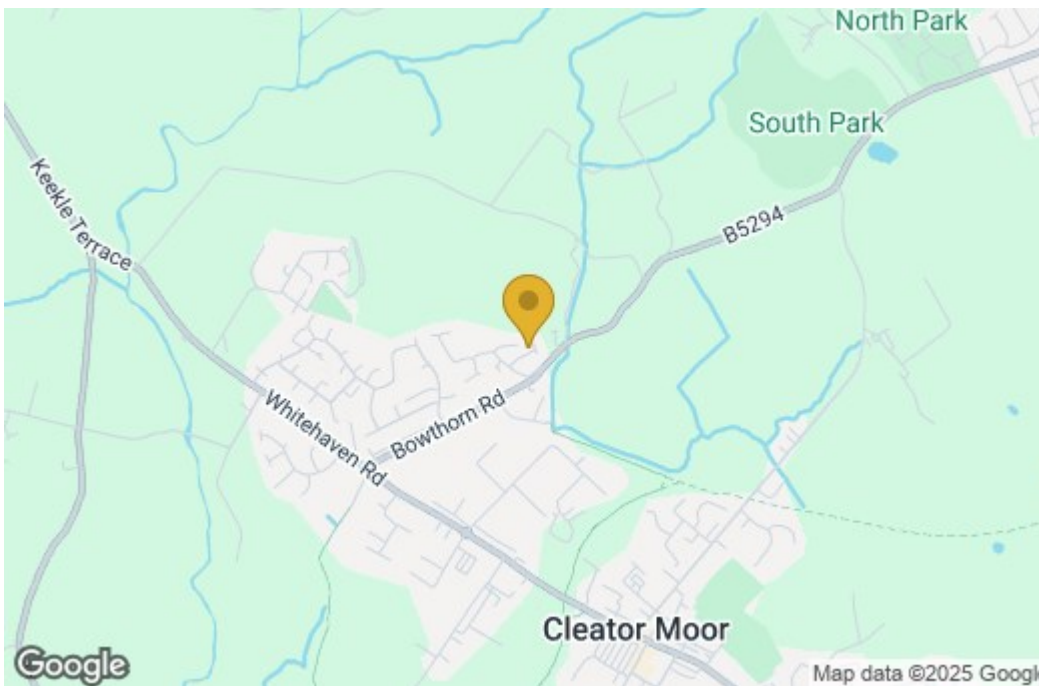
Total = 1372 sq ft / 127.4 sq m

For identification only - Not to scale

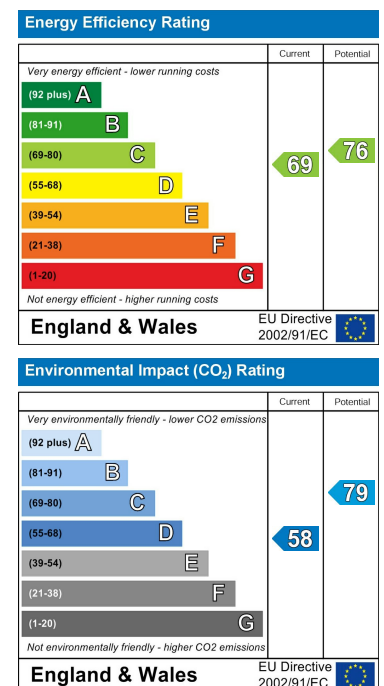


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © rictocom 2025. Produced for Grisdales. REF: 1383802.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.