



6 STRAWBERRY HOW | COCKERMOUTH | CUMBRIA | CA13 9XZ

PRICE £285,000



Lillingtons
Estate Agents



SUMMARY

Forming part of the prestigious conversion of the Grade II Listed former Grammar School, this elegant and well presented townhouse is an absolutely gorgeous place to live. Enjoying a number of key features including the jaw-dropping grand staircase, and split over two floors, this will make a perfect lock-up-and-leave home or a holiday home. The light-filled and versatile accommodation includes an elegant, grand reception hall with feature staircase, a useful ground floor WC and a handy utility room. At first floor level, the stairs lead up into the dining area with a double aspect and from here stairs continue up to a gorgeous snug/home office with gallery overlooking the dining area. A further door leads into the stylish modern kitchen, then into a fabulous living room with three large sash windows that let in plenty of light. An inner hall then leads to two bedrooms and a modern bathroom suite. Externally there are two allocated parking spaces, plenty of visitor spaces, and the owners can enjoy use of some woodland style walks, through the established grounds. This is a truly special, and rarely available style of home, so don't miss your chance, snap it up today!

EPC Exempt

RECEPTION HALL

A part frosted, glazed wooden entry door with arched fan light window above opens into an elegant and spacious reception hall. The room is dominated by a gorgeous sandstone original staircase rising to first floor accommodation with a wooden and metal handrail. To one side there is a feature arched sash window flanked by two small sash windows, one to either side. Exposed beam structures to ceiling with ornate plaster decorative features, double radiator, dado rail, under stairs cupboard, tile effect flooring, part glazed door to WC, door to utility room.

GROUND FLOOR WC

Fitted with a low level WC and macerator, plus hand wash basin in vanity style unit, coved ceiling, folding door accessing large under stairs cupboard.

UTILITY ROOM

A useful utility with sash window to rear, single drainer sink unit in worktop with storage cupboard under and space for tumble dryer, space also for washing machine, wall mounted Combi boiler, Victorian style tiled floor, ceiling drying rack, coat hooks with single radiator, wooden door to exterior

FIRST FLOOR DINING AREA

A stunning reception area, utilised for dining with space for table and chairs plus sideboard, 2 sash windows to front with fitted blinds, two sash windows to side also with fitted blinds. Ornate cornicing to ceiling, dado rail, double radiator. Stairs continue to mezzanine study, a part glazed door leads into kitchen

MEZZANINE STUDY

A lovely space with a gallery overlooking the dining area. Part vaulted ceiling, Velux window to side, double radiator, wood flooring. Space for reading chair and workstation.

KITCHEN

Fitted in a stylish range of Shaker style base and wall mounted units with contrasting works surfaces. Single drainer sink unit with coloured up stand. Mixer tap and separate 'instant' hot water tap, four ring gas hob with eye level integrated oven and grill, integrated dishwasher, separate freezer, larder fridge and second integrated freezer. Double width built in pantry unit, 2 sash windows to rear, feature sash window to side with coloured glass transfer section, double radiator, vaulted style ceiling, wood style flooring. Opening leads into living room.



LIVING ROOM

An elegant and light filled reception room with three full height sash windows to side, each with fitted blind, electric stove effect fire with surround and hearth, ornate cornicing, dado rail, two double radiators, opening into inner hall

INNER HALL

With doors to bedrooms and bathroom, built-in linen cupboard and separate utility cupboard, ornate cornicing, dado rail, arched recess for sideboard unit with useful USB power socket

BEDROOM 1

A generous room with high ceiling and with two sash windows to front, each with fitted blinds. Dado rail, double radiator.

BEDROOM 2

Sash window to front with fitted blind, dado rail, single radiator

BATHROOM

A stylish bathroom including fitted panel bath with waterfall style mixer tap, handheld shower attachment, separate thermostatic shower unit, glass screen. Hand wash basin and hidden cistern WC in vanity style unit with storage cupboards beneath, chrome heated towel rail, extractor fan, tiling to half wall height and bath splash areas.

EXTERNALLY

There are two designated parking spaces for the property located adjacent to the dwelling and there are a number of visitors spaces allocated to a separate car park nearby.

In addition to the communal gardens and woodland walks available for residents within the grounds, the owners of the property utilise a courtyard area by the front door for their own enjoyment which currently houses a bench for seating plus potted plants. This area is known to be part of the communal grounds and not specifically designated to the property but is used as such.

ADDITIONAL INFORMATION

To arrange a viewing or to contact the branch, please use the following:

Branch Address:

58 Lowther Street

Whitehaven

Cumbria

CA28 7DP

Tel: 01900 828600

cockermouth@hillingtons-estates.co.uk

Council Tax Band: C

Tenure: Leasehold.

Services: Mains water, gas and electric are connected, mains drainage

Fixtures & Fittings: Carpets, two freezers, fridge, oven hob and extractor, fitted blinds

Broadband type & speeds available: Standard 15Mbps / Superfast 77Mbps / Ultrafast 1800Mbps

Mobile reception: Data retrieved from Ofcom dating back to December 25' indicates Vodafone & 3 have good signal outside and variable service indoors. Others have good signal outside but limited signal inside.

Planning permission passed in the immediate area: None known

The property is Grade II listed

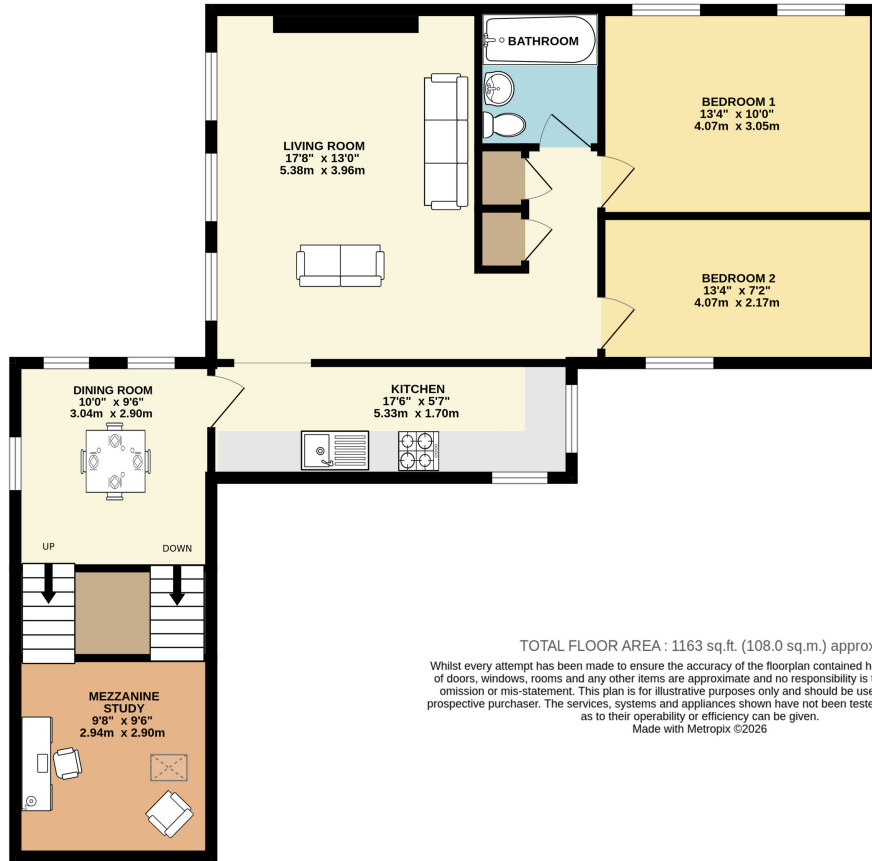
DIRECTIONS

From the town centre head out on Lorton Road, turning left into Strawberry How Road. Turn right into Strawberry How and park in the visitor bays on the left. The entry door to the property will be on the right hand side of the building as you drive in.

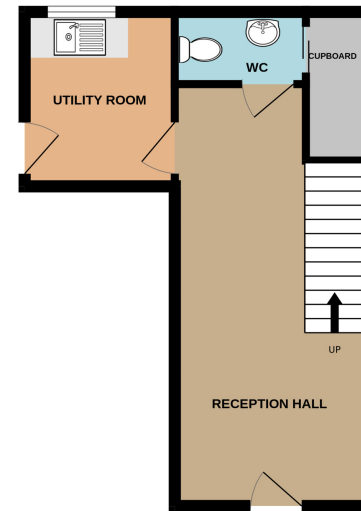
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FIRST FLOOR
873 sq.ft. (81.1 sq.m.) approx.



GROUND FLOOR
290 sq.ft. (27.0 sq.m.) approx.



TOTAL FLOOR AREA : 1163 sq.ft. (108.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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