

PFK

Whitegate, Drigg, Holmrook, Cumbria CA19 1XS
Guide Price: £350,000





LOCATION

The property is located on the outskirts of Drigg surrounded by rolling countryside with arresting fells close by. This is a most convenient location and for those wishing to commute there are excellent road links, via the A595, and rail links connecting to neighbouring towns and employment centres along the west coast. Good local amenities can be found in Seascale including doctor's surgery and pharmacy and the interesting towns of Whitehaven and Cockermouth, having strong associations with Wordsworth, are within easy reach.

PROPERTY DESCRIPTION

Whitegate is a beautifully presented, four bedroomed semi-detached cottage, situated in a stunning location on the doorstep to the Lake District National Park. The property is presented to the market in excellent condition, with modern décor and pretty styling throughout, creating truly fabulous accommodation.

The accommodation briefly comprises an entrance porchway, large contemporary kitchen diner, rear porch, downstairs shower room, an abundance of storage options, large flexibly-arranged reception room complete with log burning stove, and a sizable sunroom which is triple glazed with French doors to garden. Upstairs there are four bedrooms, three of which are doubles, and a single, a family bathroom and a further separate WC. An attic room, with full staircase, is currently used for storage.

Externally the property benefits from driveway parking. The garden showcases a mixture of flowerbeds, shrubbery and mature trees such as a fully grown horse chestnut tree. The garden is a perfect al fresco dining space, enjoying the evening sun on summer days.

Whitegate is a truly beautiful property which could suit a variety of purchasers. The property has previously been used as a very successful holiday let, garnering a nightly rate of £200+. There is also an option to purchase the furniture within the home, making Whitegate fully let-ready for the next owner. The property would also suit those looking for a cottage in a quaint location, without the worry of any refurbishment costs.

ACCOMMODATION

GROUND FLOOR

Entrance

1.8m x 1.2m (5' 11" x 3' 11") The property is accessed via a part glazed uPVC front door leading into a vestibule with two side aspect windows and an original wooden door leading into the kitchen diner.

Kitchen Diner

5.9m x 2.9m (19' 4" x 9' 6") Fitted with a range of base units in a cream colour with contrasting oak work surfacing incorporating sink with drainer and mixer tap. Freestanding washing machine and fridge freezer. Integrated appliances include dishwasher, oven and microwave. Electric hob with extractor fan over and worktop 'hot rods'. Windows to the front and side elevation. A variety of shelves and storage. Breakfast bar seating for two. Laminate flooring.

Side hall

2.5m x 1.2m (8' 2" x 3' 11") Part glazed uPVC side door leading into the side hall with two storage cupboards and access to kitchen and downstairs shower room.

Shower Room

2.5m x 0.9m (8' 2" x 2' 11") Fitted with a three piece suite comprising shower cubicle with marble-effect shower panels, WC and wash hand basin. Obscured window to the front elevation.

OPEN PLAN LIVING SPACE

Currently comprising sun room and two living room areas. This versatile area is flexible and could be used in a multitude of combinations to suit the needs of potential purchasers.

Sunroom

4.1m x 3.9m (13' 5" x 12' 10") With french doors to a patio area. Triple glazed windows. Oak-effect laminate flooring. Open into the living room.

Living Room Area 1

2.9m x 4.9m (9' 6" x 16' 1") Featuring a log burning stove set on hearth with wooden fireplace surround. Built-in storage shelving and space for lounge furniture. Open to both the sunroom and second living area space.

Living Room Area 2

3.6m x 4.7m (11' 10" x 15' 5") A front aspect reception room with twin windows. Stairs to first floor.

FIRST FLOOR

First Floor Landing

3.9m x 0.8m (12' 10" x 2' 7") With grey carpeting throughout and access to all first floor rooms.

Bedroom 1

2.9m x 4.9m (9' 6" x 16' 1") A rear aspect double bedroom with twin windows overlooking the garden. Door to stairs, leading up to the attic room.

Bedroom 2

2.6m x 4.9m (8' 6" x 16' 1") A large front aspect double bedroom with twin windows to the front overlooking open countryside.

Bedroom 3

2.4m x 2.9m (7' 10" x 9' 6") A front aspect double bedroom.

Bedroom 4

2.5m x 2.0m (8' 2" x 6' 7") A side aspect single bedroom.

WC

0.8m x 2.0m (2' 7" x 6' 7") Fitted with a two piece suite comprising WC and wash hand basin. Obscured side aspect window.

Family Bathroom

2.2m x 2.9m (7' 3" x 9' 6") Fitted with a modern four piece suite comprising bath with shower attachment, shower cubicle with grey shower panelling, WC and wash hand basin on vanity unit. Mirror with automated lighting. Window to the rear elevation. Heated towel rail.

Attic Room

6.6m x 5.0m (21' 8" x 16' 5") Accessed via stairs from bedroom 1 this room is currently used for storage but could be adapted subject to the relevant planning consents. Restricted head height in parts. Velux windows.

EXTERNALLY

Parking

The driveway offers off-road parking for a number of vehicles.

Gardens

To the front is a paved patio area. The rear garden is mainly laid to lawn with a large patio seating area and a further smaller patio. There is a good mixture of flowers, shrubbery and mature trees, including an apple tree and horse chestnut. Part of the garden is currently being used as storage but there are views to be enjoyed over the surrounding countryside.

ADDITIONAL INFORMATION

Recent Property Updates

Please note the property has been recently renovated and insulated to a very high standard with A-rated gas boiler and heat store.

Furniture

There is an option to purchase the furniture within this property. Please enquire via Whitehaven branch for further details.

Tenure: Freehold

EPC Rating D

Referrals and Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee: Napthens, Bendles LLP, Scott Duff & Co Property Lawyers/Conveyancing Service - completion of sale or purchase - £120 to £180 per transaction; Pollard & Scott/Independent Mortgage Advisors - arrangement of mortgage & other products/insurances - average referral fee earned in 2021 was £233.44; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00; - Mitchells Co Ltd - £50 per property contents referral successfully processed (worth £300 or more) plus 5% introduction commission on the hammer price of any goods sold from that referral. All figures quoted are inclusive of VAT.

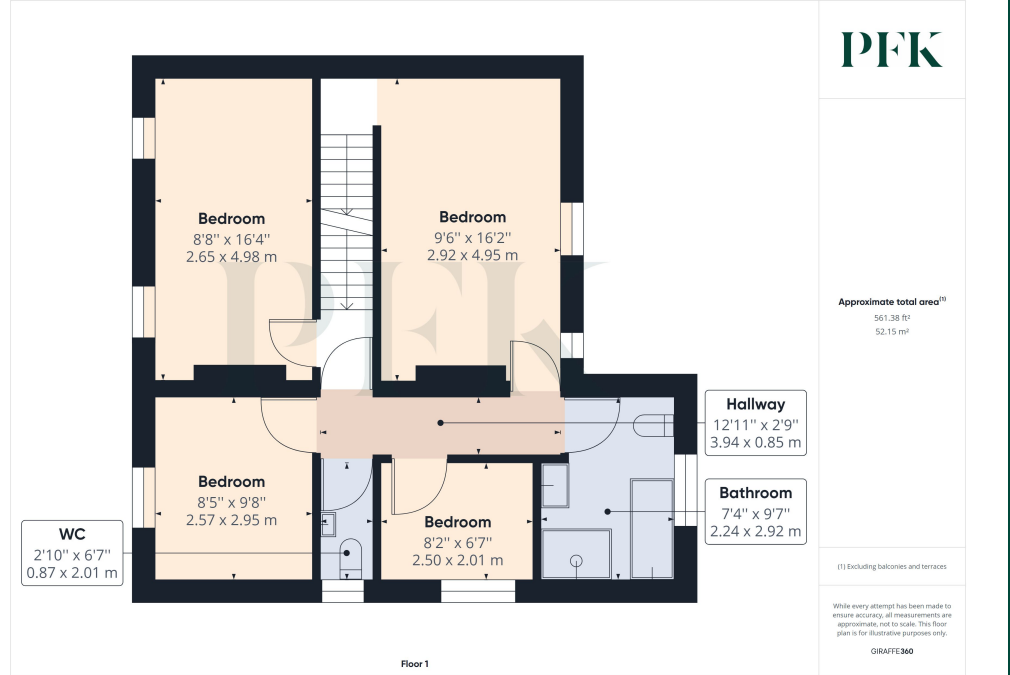
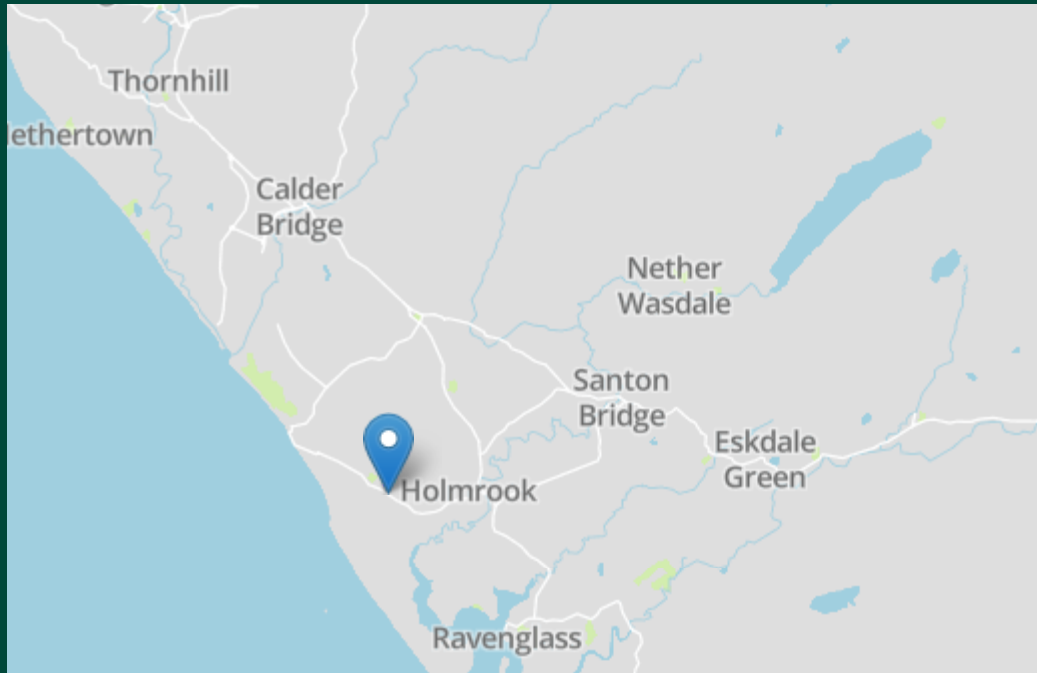
SALE DETAILS

Mains electricity, gas & water; septic tank drainage; gas-fired central heating, double glazing installed throughout with triple glazing glass on the conservatory; telephone connection installed subject to BT regulations. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Viewing: Through our Cockermouth office, 01900 826205.

Directions: Travel south on the A595 from Whitehaven for approx. 14 miles into Holmrook. Pass the garage and farm shop on the right, then bear right by the river where signposted for Drigg and continue into the village. Whitegate is set back on the left hand side as you exit the village.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	71
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	