

Cumbrian Properties

2 Bridge End Cottages, Warwick Bridge



Price Region £235,000

EPC-D

Cottage | Sought after location
1 reception room | 3 bedrooms | 4 bathrooms
Gardens, parking, summer house & double garage

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2/ 2 BRIDGE END COTTAGES, WARWICK BRIDGE

An immaculately presented cottage with accommodation briefly comprises of vestibule, entrance hallway, lounge with wood burning stove, shower/utility room, living kitchen with wood burning stove. Master Bedroom suite with sitting room and en-suite bathroom on the ground floor and first floor bedroom with balcony from the “dormer window”. To the first floor are two spacious bedrooms both with en-suite facilities. A feature of the property is the extensive grounds with substantial parking, sandstone patio, cottage style garden, summer house and double garage.

The accommodation with approximate measurements briefly comprises:

VESTIBULE Glazed door to entrance hallway.

ENTRANCE HALLWAY Understairs storage cupboard, wood effect Karndean flooring and door to lounge.

LOUNGE (14' x 13'10) Feature sandstone fireplace housing a wood burning stove on sandstone hearth. Beamed ceiling, wood effect Karndean flooring and sash window to the front elevation.



LOUNGE

SHOWER ROOM/UTILITY (11' x 9') Full wall of fitted units incorporating plumbing for washing machine and space for tumble dryer. Walk-in shower cubicle, wash hand basin and WC. Sealed unit double glazed window and wood effect Karndean flooring.

LIVING KITCHEN (25'6 x 13'6)

Kitchen incorporating quality appliances, fitted with a range of wall and base units with complementary worksurfaces and a 1.5 bowl sink unit with mixer tap. Dishwasher, fridge/freezer. Stoves Rangemaster style cooker, windows overlooking the garden. Living area –Seating and dining area around a feature sandstone fireplace housing a wood burning stove. Sash window to the front elevation. Wood effect Karndean flooring.

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LIVING KITCHEN

MASTER BEDROOM SUITE (20' x 10'6) Incorporating ground floor sitting room, bedroom and en-suite bathroom.

SITTING ROOM (12'6 x 10'8) Patio doors to the garden, wood effect Karndean flooring, stairs to the upper floor and door to the en-suite bathroom.

EN-SUITE BATHROOM (10' x 9'6) Comprising of bath, walk-in shower, vanity unit wash hand basin and WC. Window and wood effect Karndean flooring.

BEDROOM - Superb bedroom with two feature sandstone walls, vaulted ceiling, wood effect Karndean flooring and fold away Velux roof light giving a balcony effect with superb views over the nearby river Eden.



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MASTER BEDROOM SUITE

Dog leg staircase to the first floor

FIRST FLOOR

BEDROOM 2 (16'4 x 13'9) Two double wardrobes, ornamental fireplace, sash window to the front elevation and door to en-suite bathroom.

EN-SUITE BATHROOM (13'6 x 7') Comprising of bath, shower cubicle, wash hand basin and WC. Sloping ceiling with Velux roof light.



BEDROOM 2

BEDROOM 3 (14' x 13'8) Double wardrobes, sash window to the front elevation and door to en-suite shower

EN-SUITE SHOWER ROOM (10'3 x 7') Shower cubicle, wash hand basin and WC. Sloping ceiling with Velux roof light.



BEDROOM 3



BEDROOM 3 EN-SUITE

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OUTSIDE The property has a shared tarmacadam driveway to a private parking/turning area in front and to the side of the garage. Lawned area with seating immediately overlooking the River Eden.

The rear garden is a feature of the property being newly landscaped throughout with terraced patio and seating area, raised sandstone walled borders. Lawned garden with a screened seating area around a “pit fire”. Clematis draped wood store. A honeysuckle draped archway leads to a “hidden” garden with fruit trees, **summer house** and an extensive flagged patio.



VIEW FROM BEDROOM



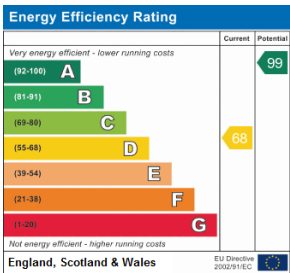
EXTERNAL

TENURE We are informed the tenure is Freehold.

COUNCIL TAX We are informed the property is Tax Band C.

FLOOD NOTE There are insurance schemes available for new home owners that are buying properties that have been, or are in a flood risk area - copy and paste the following link into your browser for more information –
<https://www.abi.org.uk/products-and-issues/topics-and-issues/flooding/>

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