

PFK

Holly Bank, Tallentire, Cockermouth, Cumbria CA13 0PR

Guide Price: £575,000





LOCATION

Located within the popular village of Tallentire, just a short drive from the market town of Cockermouth and within easy reach of the A595 and A66 to the local west coast employment hubs or Carlisle. The village itself has a highly rated local pub, and falls within the catchment area for the outstanding rated Bridekirk Dovenby Primary and Cockermouth Secondary Schools.

PROPERTY DESCRIPTION

Holly Bank is a super sized 5/6 bedroom family home, offering an unparalleled level of flexible living areas and substantial private gardens, situated prominently in the desirable village of Tallentire.

The accommodation is generously proportioned, well presented and comprises lounge with open fire, dining room capable of accommodating up to 12, dining kitchen with integral appliances, third reception room offering flexible usage as a home cinema room, play room or with the potential to be incorporated into the kitchen to make an incredible family friendly space, utility room and cloakroom/WC to the ground floor. To the first floor, there is a principal bedroom with ensuite shower room, three further double bedrooms, a study/fifth bedroom, four piece family bathroom and a music room - which again offers flexible usage as an additional bedroom with capacity for an ensuite or as an additional entertaining/games room or den.

Externally there is offroad parking on the private driveway for five cars, a detached double garage with potential as a home gym/workshop or for conversion, and a substantial private garden with a wide variety of mature trees, shrubbery, perennials, several patios and lawned areas.

Perfect for a large family, multi-generational living or anyone running a business or working from home, Holly Bank is capable of meeting every requirement.

ACCOMMODATION

Entrance Hall

Accessed via part glazed composite front door with glazed side panel. With decorative coving, stairs to the first floor with built in understairs storage cupboard, tiled flooring and doors giving access to the ground floor rooms.

Lounge

4.46m x 4.06m (14' 8" x 13' 4") A front aspect reception room with decorative coving, open fire in a tiled hearth and surround, TV and satellite points, wall mounted shelving and laminate flooring.

Dining Room

3.0m x 5.4m (9' 10" x 17' 9") A high ceilinged, front aspect large reception room with decorative coving, wall mounted lighting and space for a ten to twelve person dining table.

Dining Kitchen

3.43m x 6.64m (max) (11' 3" x 21' 9") A rear aspect room with spotlighting, the kitchen is fitted with a range of wall and base units in a light wood finish, with complementary dark granite effect work surfacing, incorporating 1.5 bowl stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Integrated appliances including four burner countertop mounted ceramic hob with stainless steel extractor over, eye level electric oven and grill, dishwasher, fridge and freezer. Breakfast bar dining for two with further dining space for a six to eight person table, and part glazed door into the second reception room.

Second Reception Room

4.12m x 6.06m (13' 6" x 19' 11") A rear aspect room with French doors giving access out to the garden, decorative coving, point for wall mounted TV and wall mounted lighting. This room also benefits from a roll down projector screen that covers the French doors.

Utility Room

Fitted with a range of wall and base units in a light wood finish, with complementary dark granite effect work surfacing incorporating stainless steel sink and drainer unit with mixer tap. Plumbing for under counter washing machine and tumble dryer, oil fired boiler and part glazed composite door leading out to the rear garden.

Cloakroom/WC

Fitted with WC and wash hand basin.

FIRST FLOOR LANDING

With decorative coving, loft access via drop down hatch and ladder, shelved airing cupboard and doors giving access to the first floor rooms.

Bedroom 1

3.88m x 3.10m (12' 9" x 10' 2") A rear aspect double bedroom with decorative coving, built in wardrobes and door to ensuite.

Ensuite Shower Room

Fitted with a three piece suite comprising walk in shower cubicle with mains shower, WC and wash hand basin in a built in vanity unit. Part tiled walls, vertical heated towel rail and tiled flooring.

Bedroom 2

2.66m x 3.46m (8' 9" x 11' 4") A front aspect double bedroom with decorative coving.

Bedroom 3

3.22m x 2.92m (10' 7" x 9' 7") A rear aspect double bedroom with decorative coving and built in double wardrobes.

Bedroom 4

2.92m x 3.22m (9' 7" x 10' 7") A front aspect double bedroom with decorative coving and built in double wardrobes.

Study/Bedroom 5

2.66m x 2.93m (8' 9" x 9' 7") (max measurements) A front aspect, L shaped large single bedroom, currently utilised as an office, with wall mounted shelving and storage, laminate flooring.

Family Bathroom

2.73m x 1.95m (8' 11" x 6' 5") Fitted with a four piece suite comprising walk in, corner quadrant shower cubicle with mains shower, WC, wash hand basin and bath with central mixer tap. Built in storage, vertical heated towel rail, part tiled walls, spotlighting and obscured window.

Music Room/Bedroom 6

4.83m (max) x 5.87m (15' 10" x 19' 3") A fantastic triple aspect room, light and airy with front and rear Velux skylights, spotlighting and laminate flooring. This room offers a multitude of uses, in terms of a potential sixth bedroom with capacity to create an ensuite, playroom, substantial home office or as an additional reception room, subject to requirements.

EXTERNALLY

Gardens and Parking

The property is accessed via a private driveway which leads a substantial parking area for four to five cars, lawned garden and a detached double garage. A lawned garden wraps around the side to the rear with a patio seating area adjacent to the property, and a substantial, terraced cottage garden with a wide variety of mature perennials, shrubbery, mature trees and bushes, raised lawns and borders, wooden storage shed and further patio seating areas.

Garages

5.71m x 6.08m (18' 9" x 19' 11") Detached double garage with twin up and over doors, power, lighting and water tap, with access by drop down hatch and ladder to a loft storage area. A fantastic space for use as a gym/workshop or for classic car/motorbike storage.

ADDITIONAL INFORMATION

Tenure & EPC

The tenure is freehold.
The EPC rating is D.

SALE DETAILS

Mains electricity, water & drainage. Oil fired central heating and double glazing installed throughout. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band E

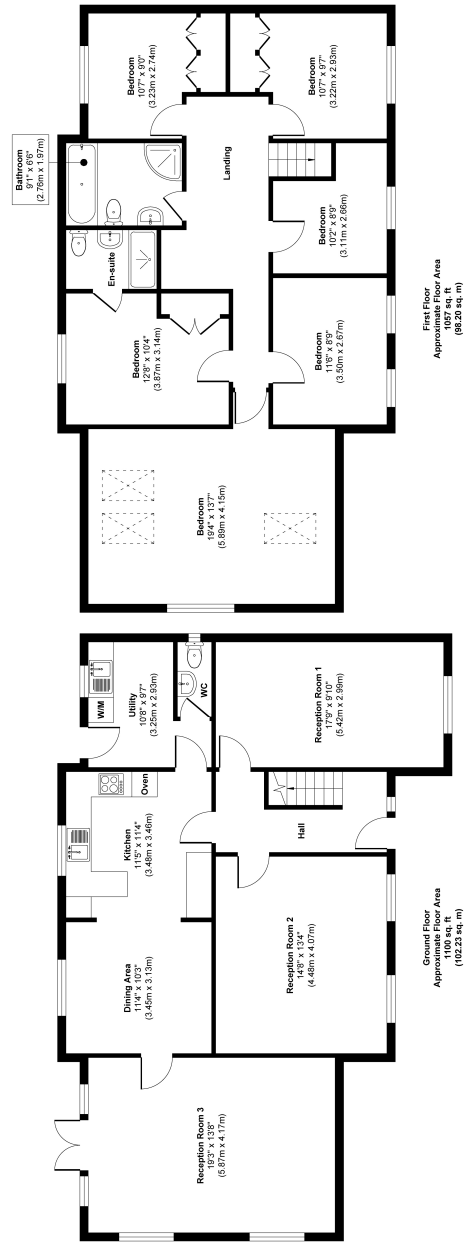
Viewing: Through our Cockermouth office, 01900 826205.

Directions: From Cockermouth, take the A594 in a westerly direction towards Maryport. After approximately two miles, take the junction to the right signposted Tallentire. Follow the road into the village, bearing left into the one way system, then after 200 yards the property can be found on the right hand side.





Holly Bank



Approx. Gross Internal Floor Area 2157 sq. ft / 200.43 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	58	69
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	