

Bridekirk Lodge
Bridekirk
Cockermouth

Edwin
Thompson



Bridekirk Lodg

Bridekirk, cockermouth, Cumbria, CA13 0PE



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Brief Résumé

Bridekirk Lodge is situated in delightful open countryside with outstanding views overlooking the western fells of the Lake District. The Lodge is a modern style detached three bedroomed family home with land lying to the north-eastern boundary and has outbuildings of modern construction. The agricultural land is currently sown down to grass. The property extends to approximately 3.12 acres (1.262 hectares). Occupancy restrictions apply.

Description

The Lodge has well-presented accommodation briefly comprising large Living Room with multi-fuel burner, family Kitchen/Dining Room with central island and space for dining table, Utility Room, Bathroom (4-piece), separate WC, and three good sized bedrooms. Constructed of brick and rendering, with UPVC windows and back and side composite doors.

There is LPG central heating and water borehole.

The property is accessed via a track off the Bridekirk/Tallentire road and is conveniently located immediately adjacent to the range of farm buildings and land.

Directions

From Keswick take the A591 Bassenthwaite road north for some 12 miles. At its junction with the A595 at Bothel, turn left and continue for approximately 4.5 miles. Turn right signed for Bridekirk and Tallentire and Bridekirk Lodge is the first property on the left.

From the west, at the main roundabout at Cockermouth, leave the A66 and take the A595 following signs for Maryport and Carlisle. At the following roundabout take the second exit signed for Carlisle and continue the A595 for a total of 1.4 miles before turning left signed Bridekirk and Tallentire. Bridekirk Lodge is the first property on the left.



Accommodation:

Living Room

Hardwood handmade front entrance door. Multifuel stove. UPVC windows at the front with views overlooking the front garden and the western fells of the Lake District. Double doors to dining Kitchen/Dining Room. Double doors to Main Entrance Hallway.

Kitchen/Dining Room

Very light and spacious with views overlooking the front garden and the western fells of the Lake District. Central island. Modern fitted wall and base units. Double Belfast sink with mixer taps. Granite worktops. Large five burner gas oven with extractor hood. Laminate flooring. Loft access hatch. Door to Utility Room. Door to:

Main Entrance Hallway (Rear)

UPVC door. Laminate flooring. Double doors leading into Living Room. Door to:

Inner Hallway

Doors to Master Bedroom, Bedroom Two and Bathroom.

Master Bedroom

Three windows.

Bedroom Two

Three windows.

Bathroom

Window. Four-piece suite comprising free-standing bath, WC, wash basin and shower cubicle.

Utility Room

External door. Range of base units. Sink. Combination boiler. Door to:

Vestibule

External door. Door to Bedroom Three. Door to WC.

Bedroom Three

Window.

WC

Window. Two-piece suite comprising WC and washbasin.



Outside

The buildings located at Bridekirk Lodge are all modern construction. They are conveniently located adjacent to the house and can be described as follows: General purpose building of block construction under monopitch roof, housing stand by generator, electricity storage pack for solar panels, pressure vessel for borehole water supply etc. 2-Bay steel portal framed cattle building under monopitch box profile steel sheeted roof with cantilever over open feed barrier. Concrete panel walls with box profile steel cladding.

Services

The property is fully off grid. Central heating is provided by an LPG gas boiler and storage tank is situated below ground in the garden adjacent to the Lodge. The water supply to the house, buildings and land is fed from a borehole located on the property. Electricity is generated via solar panels located on the livestock building roof which charge a Lithium Hybrid Power Unit which stores the electricity for use as and when required. There is also a backup generator for emergency use. Drainage from the house is treated



using a macerator which discharges into a bio disc treatment plant located on the property.

Agent's Note / Occupancy Clause

Planning Permission for the dwelling was granted by Allerdale Borough Council on 29th March 2017 under planning reference 2/2017/0037. Condition number 5 of that planning permission reads as follows: 'The occupation of the dwelling house hereby approved shall be limited to persons solely or mainly employed or last employed in the locality in agriculture as defined in section 336 of the Town and Country Planning Act 1990, or in forestry, or in the approved onsite agricultural contractor business or dependants of such persons resided with either him or her, or a widow or widower of such persons.'

Tenure

We understand that the title of the property is freehold. The land will be sold with the benefit of vacant possession.



Council Tax

The Allerdale Borough Council website identifies the property as being within Band "D".

Offers

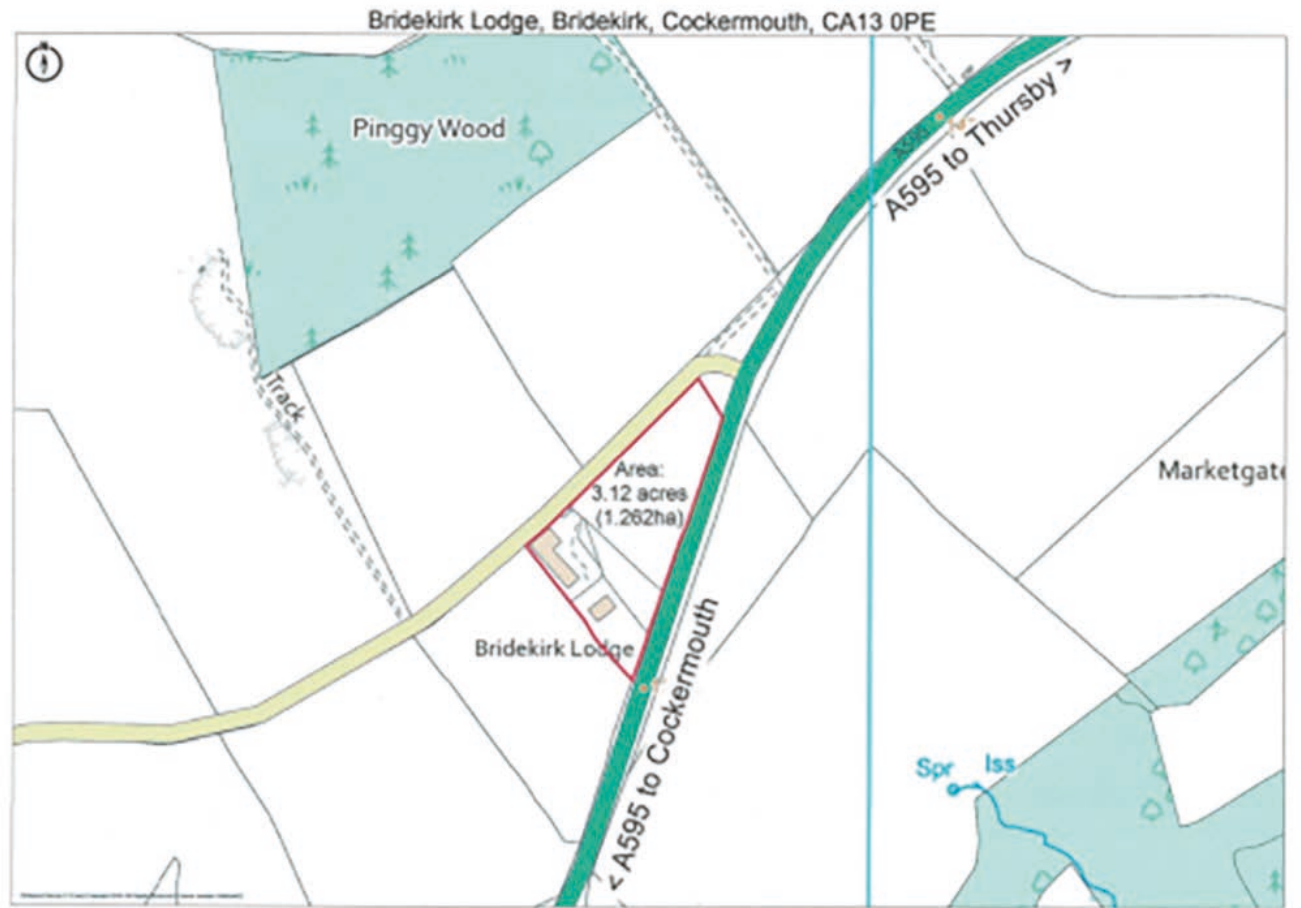
All offers should be made to the Agents, Edwin Thompson Property Services Limited.

Viewing

Strictly by appointment through the Agents, Edwin Thompson Property Services Limited.

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