

PFK

Green Bank, Blindcrake, Cockermouth, Cumbria CA13 0QP

Price Guide: £550,000





LOCATION

Situated in the heart of a popular Cumbrian conservation village within the Lake District National Park, this property boasts a prime location with stunning views of the northern and western Lake District Fells. The nearby market town of Cockermouth, just 4 miles away, offers a variety of amenities and top-rated schools, while easy access to the A66 via the A595 provides convenient links to Keswick, Penrith, and the west coast towns of Maryport, Workington, and Whitehaven. A school bus service is provided to Bridekirk Dovenby CE Primary school (we understand rated Ofsted excellent) and Cockermouth School (rated best in Cumbria by the Sunday Times), which we understand is free of charge for children of 16 years and under.

PROPERTY DESCRIPTION

Upon arrival, guests are greeted by the elegant exterior of this property, featuring adorned Georgian stucco that sets the tone for the rest of the home. The ground floor boasts a series of rooms, including an entrance porchway, dining room with open fireplace, and a living room also with open fireplace. The kitchen, designed in a slightly open plan layout with the dining room, showcases a combination of wooden cabinetry complemented by a bottle green Rangemaster stove, and a small sunroom off the kitchen offers tranquil views of the garden and neighboring fells, creating a peaceful retreat within the home. In addition, there is also a convenient utility room and a downstairs shower room on this level for added functionality.

Moving to the upper level of the property, via a grand staircase with large window at half landing level overlooking the studio building and garden, you will discover three spacious, double bedrooms, each with original shutters and their own unique view of either the village of Blindcrake or the rear of the property. A family bathroom completes this floor.

Externally, the property is surrounded by meticulously landscaped gardens which enhance the overall appeal of the home. A secure driveway provides off-road parking, while the rear garden steals the show with its formal lawns, well-established trees, mature shrubs, mixed perennials and patio areas providing lovely outdoor spaces for relaxation and entertainment. A detached garage and studio building, positioned at the top of the driveway, presents various possibilities, from additional living space to a workshop, or even a potential income-generating Air BnB holiday rental.

Green Bank truly embodies the essence of the Lake District lifestyle, offering a unique opportunity to own a piece of timeless elegance in a highly sought-after location. Be sure to arrange a prompt viewing.

ACCOMMODATION

Side Entrance Porch

1.6m x 2.3m (5' 3" x 7' 7") Accessed via part glazed, wooden door. Glazed roof, dual aspect windows, tiled floor, access into the boiler room and door into the dining room.

Boiler Room

1.58m x 1.97m (5' 2" x 6' 6") Housing the Worcester central heating boiler and water tank.

Dining Room/Second Reception Room

3.2m x 3.5m (10' 6" x 11' 6") Front aspect reception room with sliding sash window offering view toward Blindcrake Hall. Original wooden windows shutters and window seat, open, working fireplace in wooden surround, open access through to the kitchen and door to:-

Living Room

4.0m x 3.6m (13' 1" x 11' 10") Front aspect, reception room with sliding sash window, original wooden shutters and view towards Blindcrake Hall. Original, wooden entrance door giving access to the front of the house, original working fireplace in wooden surround and door into the inner hallway.

Inner Hallway

2.0m x 1.0m (6' 7" x 3' 3") With original coat hooks, built in shelving and providing access to the kitchen, large, under stairs storage room, utility room and shower room. Staircase giving access to first floor accommodation.

Dining Kitchen

3.4m x 3.8m (11' 2" x 12' 6") Welcoming, traditional style kitchen with space for four person dining furniture. Fitted with a good range of wooden wall and base units with contrasting work surfacing, twin-bowl stainless steel sink/drain unit, integrated dishwasher, space for fridge, built in shelving/storage options and vinyl flooring. This is complemented by an attractive, bottle green and brass Rangemaster cooker (with tiled splash back), and useful serving hatch through to the dining room. A window with wooden shutters and one latched, opening pane looks through to the sunroom at the rear.

Sunroom

2.9m x 1.9m (9' 6" x 6' 3") A fabulous additional living space to enjoy the lovely views over the garden and beyond toward the fells. Access to the garden, large, built in storage cupboard and electric radiator.

Under Stairs Storage Room

2.1m x 2.3m (6' 11" x 7' 7")

Utility Room

1.5m x 1.2m (4' 11" x 3' 11") Fitted with work surfacing, three shelving units and with space/power/plumbing for washing machine and tumble dryer. Original tiled floor and access to:-

Shower Room

1.5m x 2.2m (4' 11" x 7' 3") Partly tiled, rear aspect, shower room fitted with shower in large enclosure, chrome towel rail and built in vanity units incorporating WC and wash hand basin.

FIRST FLOOR

Spacious Landing

3.1m x 1.1m (10' 2" x 3' 7") An impressive, sliding sash window at half landing level provides superb views over the garden and toward the fells beyond. Original doors with brass hardware provide access to all first floor rooms.

Family Bathroom

1.7m x 3.7m (5' 7" x 12' 2") Rear aspect, family bathroom fitted with three piece suit comprising panelled bath with brass mixer tap, brass shower attachment and fitted shower screen, WC and large traditional style, Armitage Shanks wash hand basin. Window to rear aspect with one pane having latched opening, heated towel rail and exposed floor boards.

Bedroom 1

3.3m x 3.7m (10' 10" x 12' 2") Front aspect, double bedroom with sliding sash window, original wooden shutters and enjoying lovely outlook toward Blindcrake Hall. Built in storage cupboard.

Bedroom 2

3.9m x 3.7m (12' 10" x 12' 2") Another, front aspect, large, double bedroom with view towards Blindcrake and Blindcrake Hall. Sliding sash window with original wooden shutters.

Bedroom 3

3.6m x 3.7m (11' 10" x 12' 2") Good sized, double bedroom (currently used as a twin). Attractive window with single pane, latched opening, and built in storage cupboard.

EXTERNALLY

Driveway Parking

A private driveway provides generous parking space for multiple vehicles.

Gardens

The property sits in well proportioned gardens which beautifully encompass the house, incorporating boundary stone walling, meandering pathways, patio seating areas and superb variety of established trees, shrubs, perennial flowers and roses - including a large rose bush which frames the window in the studio building perfectly. The garden is a wonderful feature of the property providing a peaceful outdoor space to enjoy the views over open countryside and beyond toward Blindcrake.

Garage & The Studio Building

Garage 4.0m x 6.1m (13' 1" x 20' 0") Accessed via wooden doors and having power, light and access into the studio.
Studio Room 1 5.1m x 1.7m (16' 9" x 5' 7") With rear aspect, window offering lovely open countryside view. Currently used as storage space.
Studio Room 2 6.6m x 3.9m (21' 8" x 12' 10") A superb space with vaulted ceiling, roof lights, exposed beams, wood burning stove and wooden French doors providing access to the garden.

ADDITIONAL INFORMATION

Tenure

Freehold.

Referral & 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 LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances - average referral fee earned in 2023 was £222.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

SALE DETAILS

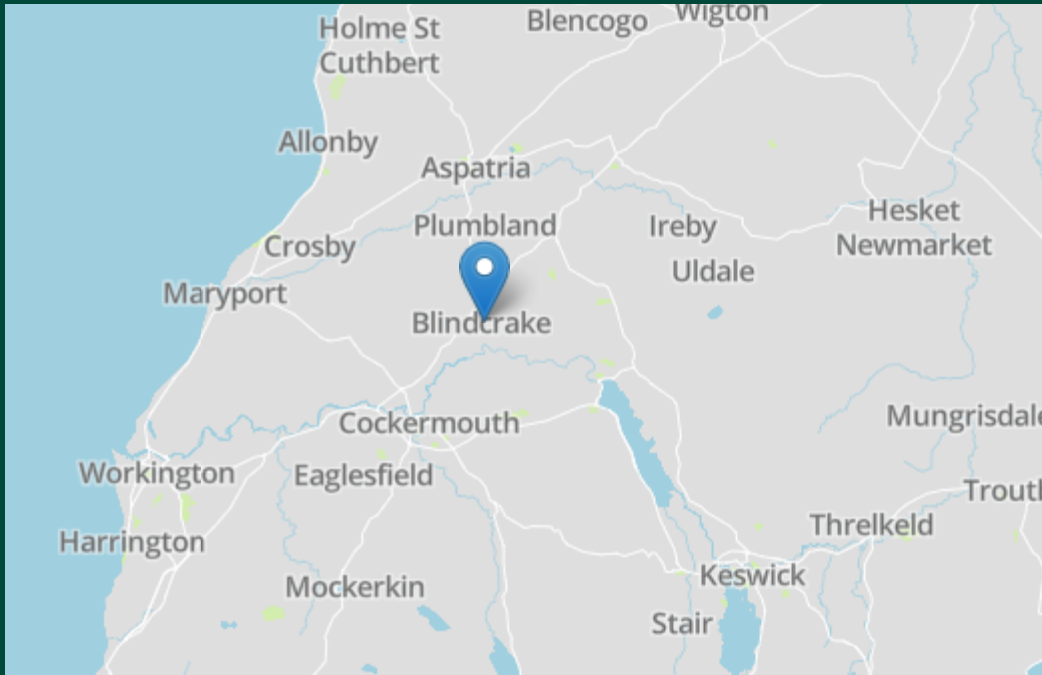
Mains electricity, water & drainage; oil central heating; majority of windows double glazed (with the exception of rear bedroom, bathroom and shower room); telephone connection installed. Although there is currently no broadband connection within the property itself FTP broadband serves the village which we understand provides speeds of up to 1800 Mbps. 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: The property can easily be located within the village and identified via a PFK 'For Sale' board> Alternately using the what3words location [///aura.verb.strongly](#)



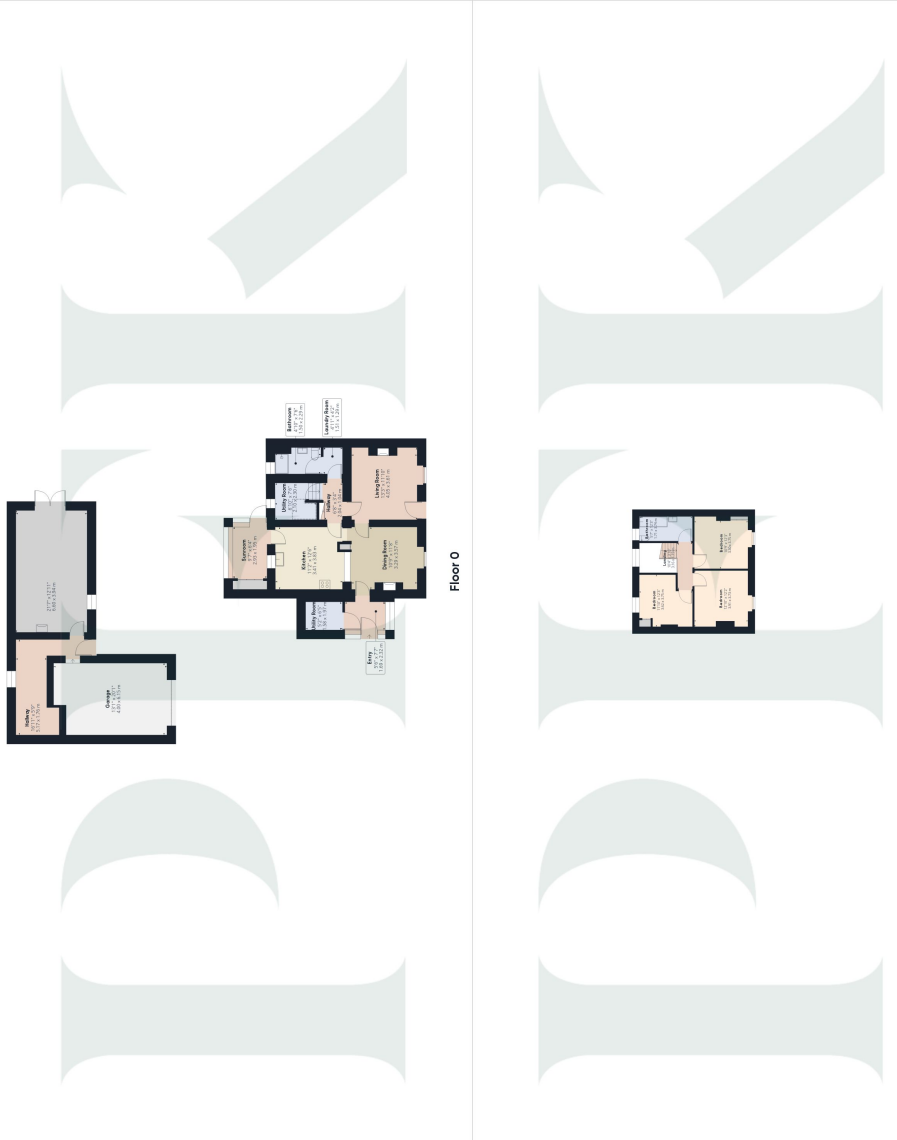


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E		
21-38	F	37 F	



Approximate total area⁽¹⁾
1964.8 ft²
182.54 m²

Reduced headroom
14.63 ft²
1.36 m²



(1) Excluding balconies and terraces

E: Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate and should be used as a guide only. For more information, please refer to plan 05 for illustrative purposes only.

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