

Cumbrian Properties

Ground floor flat, Riverside House, Caldbeck



Price Region £250,000

EPC-E

Ground floor apartment | Popular village location
1 reception room | 2 bedrooms | 1 bathroom
Gardens and Driveway | No onward chain | Views

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2/ GROUND FLOOR FLAT, RIVERSIDE HOUSE, CALDBECK

A beautifully appointed country cottage style ground floor apartment situated in this desirable village location of Caldbeck within The Lake District National Park. The ground floor of the former Riverside House comprises of entrance porch with tiled flooring and original door leading into the lounge with cosy log burning stove, two bedrooms, three piece bathroom and spacious dining kitchen with access to the rear garden. Externally the property has a private tiered garden to the rear incorporating lawn and flag stone patio. There is off street parking to the front of the property and superb views over Gill Beck and the maintained gardens. Located within easy walking distance of the amenities of Caldbeck including pub, shop, café's, hairdresser's and church. Keswick in the lake district is just a 30 minute drive away, 10 minutes to Wigton and with Carlisle and Cockermouth within easy reach.

This property would make an ideal country retreat or holiday cottage. There is also the potential to purchase both the ground and first floor apartments and restore the property back to a house.

The accommodation with approximate measurements briefly comprises:

ENTRANCE PORCH Tiled flooring, double glazed window and original door leading into the lounge.



ENTRANCE PORCH

LOUNGE (14'5 x 12'6) Multi fuel stove in a brick fireplace with stone hearth and wooden lintel above. Double glazed window to the front, original wooden beams to ceiling, electric radiator, door to bedroom 1 and opening into the inner hallway.



LOUNGE

3/ GROUND FLOOR FLAT, RIVERSIDE HOUSE, CALDBECK

BEDROOM 1 (12' x 9'3 max) Radiator and double glazed window to the front.



BEDROOM 1

INNER HALLWAY Doors to bedroom 2, bathroom and dining kitchen.

DINING KITCHEN (15' max x 9'7 max) Fitted kitchen incorporating an electric oven and four burner hob with extractor hood above, stainless steel sink with mixer tap, tiled splashbacks and plumbing for washing machine. Two built in storage cupboards – one housing the electric boiler, tile effect flooring, radiator and double glazed window and UPVC door to the rear garden.



DINING KITCHEN

BEDROOM 2 (9'2 x 8'5) Radiator and double glazed window to the rear.



BEDROOM 2

4/ GROUND FLOOR FLAT, RIVERSIDE HOUSE, CALDBECK

BATHROOM (6'4 x 5') Three piece suite comprising of shower over panelled bath, wash hand basin and WC. Double glazed frosted window, part boarded walls and tiled flooring.



BATHROOM

OUTSIDE To the front of the property there is gravelled off street parking and maintained gardens bordering Gill Beck. A private footpath takes you over the Beck into the village. To the rear of the property is a flag stone patio area and steps leading up to a lawned garden bordered by mature trees.



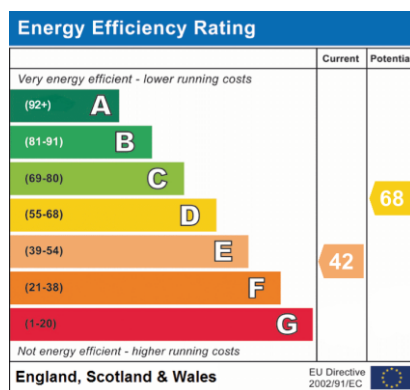
GARDENS

5/ GROUND FLOOR FLAT, RIVERSIDE HOUSE, CALDBECK

TENURE We are informed the tenure is Leasehold – Terms to be confirmed

COUNCIL TAX We are informed the property is in tax band B

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