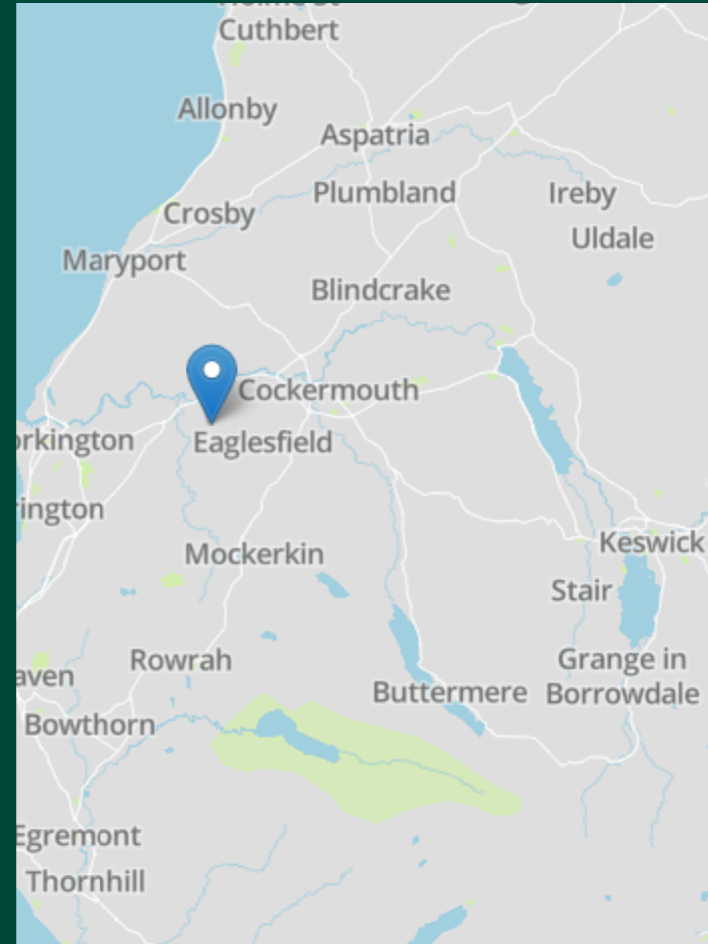


PFK

Price Guide: £260,000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



44 Main Street, Greysouthen, Cockermouth, Cumbria, CA13 0UL

- Three bed cottage
- Popular village location
- Tenure - Freehold
- Beautiful character features
- Excellent local amenities
- Council tax - Band B
- Immaculate throughout
- Convenient transport links
- EPC rating - D

Penrith Farmers' & Kidd's plc for themselves and for the vendor of this property whose agents they are given notice that:

- 1: The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract;
- 2: No person in the employ of Penrith Farmers' and Kidd's plc has any authority to make or give any representation or warranty in relation to this property;
- 3: All statements contained in these particulars are given without responsibility on the part of Penrith Farmers' & Kidd's plc and any intended purchasers or tenants should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them



01900 826205

cockermouth@pfk.co.uk

www.pfk.co.uk

LOCATION

Greysouthen is located between the towns of Cockermouth and Workington, with excellent commuter links to both via the A66. The village falls within the catchment of the highly rated Eaglesfield Paddle Academy and Cockermouth Secondary Schools and also has a very active village hall. The delights of the Lake District National Park are all easily accessible.

PROPERTY DESCRIPTION

A beautifully presented, three bedroom, characterful cottage situated in the rural village of Greysouthen, enjoying a high specification finish and a wide variety of character features including dressed stone facade, oak floor with underfloor heating in the kitchen, exposed stone fireplaces and exposed beams. Accommodation briefly comprises large lounge with multi fuel stove, newly installed dining kitchen with five-burner, double oven range cooker, utility room, three double bedrooms - the third bedroom having a mezzanine storage area, and contemporary bathroom.

This is a stunning home, perfect for a young family, viewing is highly recommended.

ACCOMMODATION

Lounge

4.98m x 5.32m (16' 4" x 17' 5") Accessed via glazed composite entrance door. Window to front aspect, exposed beams, character traditional stone fireplace housing multifuel stove on stone hearth and surround with built in lighting, exposed brickwork chimney breast, built in under-stairs storage cupboard, and points for TV, telephone and broadband. Stripped wooden door leading to:-

Kitchen

2.82m x 4.57m (9' 3" x 15' 0") Characterful, rear aspect kitchen with exposed beams, exposed dressed stone and brickwork feature wall and oak flooring with gas underfloor heating. Recently fitted with a range of base and wall units in a white, contemporary shaker style finish with complementary stone countertop and composite sink with mixer tap. Feature former fireplace with inset lighting and extractor housing a five-burner, double oven Range cooker, wine rack, display cabinets and alcove storage with shelving and counter top. Integrated dishwasher and space for free standing fridge freezer. Wooden door to:-

Utility room

Fitted with base and wall units in a white finish with black granite effect countertop. Feature brick wall, newly installed gas combi boiler, space/power/plumbing for washing machine and tumble dryer, ceramic, plank effect, tiled floor and composite door leading to rear garden.

FIRST FLOOR

Landing

With exposed beams, alcove bookshelves and exposed timber floorboards.

Bedroom 1

3.59m x 4.46m (11' 9" x 14' 8") Double bedroom with window to rear aspect, vaulted ceiling, exposed feature stone and wood panel walls, and exposed timber floorboards.

Bedroom 2

2.93m x 3.90m (9' 7" x 12' 10") Double bedroom with part vaulted ceiling, window to front aspect and exposed floorboards.

Bedroom 3

3.92m x 2.83m (12' 10" x 9' 3") A front aspect, double bedroom with mezzanine storage area, Velux skylight to the rear, exposed floorboards and built in storage cupboard.

Bathroom

2.35m x 1.98m (7' 9" x 6' 6") Fitted with recently installed three piece suite comprising bath with mains plumbed shower over, WC and wash hand basin. Velux skylight to rear aspect (high ceiling), exposed feature sandstone fireplace and ceramic, plank effect, tiled floor.

EXTERNALLY

Parking

There is on street parking to the front of the property. There is also a courtyard area at the rear of property where there is availability for ample parking.

Garden

To the rear is an enclosed garden with patio seating and bin storage areas, lawn and raised beds.

ADDITIONAL INFORMATION

Tenure

Freehold.

Garden & Adjacent Garage

Please note: the garden area and adjacent garage are leased from the Parish council for £60 pounds per year combined.

Referral & 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

Services: Mains gas, electricity, water and drainage. Gas central heating and composite, sliding sash, double glazed windows installed. Please note - the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

Viewing: Through our Cockermouth office, 01900 826205.

Directions: From PFK Cockermouth office, proceed along the A66 in the direction of Workington. After approximately two miles, turn left, signposted Brigham, and follow the road for approximately one mile through the village of Broughton Cross, then turn left signposted Greysouthen. On entering the village, continue straight ahead along the main street and after approximately 400 yards, the property can be found on the right hand side.

