

Cumbrian PROPERTIES

Cottage, Millhouse, Hesket Newmarket



Price Region £450,000

EPC-F

Semi-detached property | Rural location
2 reception rooms | 4 bedrooms | 1 bathroom
Gardens, garage and driveway

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Situated on the edge of the Lake District National Park, and close to the villages of Heskett Newmarket and Caldbeck, a four bedroom, two reception room, semi-detached family home. The immaculately presented accommodation briefly comprises entrance porch, entrance hall, 23' lounge, dining room (both with multi fuel stoves) and 18' kitchen. To the first floor there are four bedrooms and shower room. A stone chipped driveway leads to the detached garage and spacious lawned rear garden with patio. Millhouse has a thriving community with village hall offering a range of activities and social events with further amenities including schools, shops, doctors surgery and pubs to be found in the nearby villages.

The double glazed and central heated accommodation with approximate measurements briefly comprises:

Composite entrance door into entrance porch.

ENTRANCE PORCH Sandstone flooring, two UPVC double glazed windows and opening to the entrance hall.

ENTRANCE HALL Staircase to the first floor, doors to lounge and dining room.

LOUNGE (23' max x 13'3 max) Inset sandstone fireplace housing a multi fuel stove on a sandstone hearth, coving to the ceiling, UPVC double glazed window to the front and UPVC double glazed French door with windows to either side opening onto the rear garden.



LOUNGE

DINING ROOM (14' x 13'5 max) Inset fireplace housing a multi fuel stove on a sandstone hearth, UPVC double glazed window, ceiling spotlights and door to kitchen.

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DINING ROOM

KITCHEN (18'3 x 10'4) A range of wall and base units with complementary worksurfaces and upstands incorporating a stainless steel sink unit with mixer tap. Four ring electric hob with extractor hood above, integrated oven, integrated dishwasher, plumbing for washing machine, integrated fridge and freezer, and breakfast bar. Electric radiator, panelled ceiling with coving, tile effect flooring, UPVC double glazed windows to the front and side and UPVC double glazed stable door to the rear garden.



KITCHEN

FIRST FLOOR

LANDING Doors to bedrooms and shower room.

BEDROOM 1 (15'6 incorporating storage area x 14') UPVC double glazed window.

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BEDROOM 1

BEDROOM 4 (14'3 x 6'6) Sloping ceiling, double glazed Velux window and electric radiator.



BEDROOM 4

BEDROOM 2 (14' max x 9'9 max) UPVC double glazed window, electric radiator and loft access.



BEDROOM 2

SHOWER ROOM White three piece suite comprising walk-in cubicle with rainfall shower and further shower attachment, low level WC and vanity unit wash hand basin. Chrome towel rail radiator, storage cupboards – one housing the hot water cylinder, part tiled walls, wood effect flooring and UPVC double glazed frosted window.

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SHOWER ROOM

BEDROOM 3 (10'7 x 8'8) Electric radiator and UPVC double glazed window enjoying lovely views across the garden towards the fields.



BEDROOM 3

OUTSIDE Sandstone flagged front garden. Stone chipped driveway to the side of the property providing off-road parking with gated access leading to the detached garage and good size lawned rear garden with patio, log store and garden shed/workshop with power and light.

DETACHED GARAGE (15'9 x 14') Up and over door, power and light.



REAR GARDEN

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REAR OF THE PROPERTY

COUNCIL TAX BAND We are informed the property is Tax Band D. Eden District Council

TENURE We are informed the tenure is Freehold.

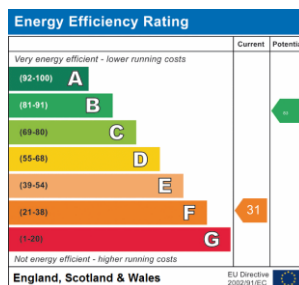
SERVICES Mains water and electricity are connected.

VIEWING Cumbrian Properties ELA Ltd, 2 Lonsdale St, Carlisle Tel 01228 599940

PLEASE NOTE – this property flooded in 2015. Flood gates have now been installed.

There are insurance schemes available for new home owners that are buying properties that have been or are in a flood risk area, copy and paste the following link into your browser for more information.

abi.org.uk/Insurance-and-savings/Topics-and-issues/Flood-Re



Ground Floor



First Floor



This 3D plan is only intended as a guide to the layout of the property, and is not designed to look exactly like the real property. Flooring, wall coverings and so on will not match the real property.
Plan produced using PlanUp.

