

PFK

Wentwood, The Went, Greysouthern, Cockermouth, Cumbria CA13 0UQ

Price Guide: £575,000





LOCATION

Greysouthen is located in a conservation area, between the towns of Cockermonth and Workington, with excellent commuter links to both via the A66. Falling within the catchment of the highly rated Eaglesfield Paddle Academy and Cockermonth secondary schools, the village also has a very active village hall. The delights of the Lake District National Park are all within just a short drive.

PROPERTY DESCRIPTION

Wentwood is a spacious and well presented, five bedroom, detached residence, tucked away in a quiet woodland setting on the edge of the popular village of Greysouthen. Offering flexible, family friendly accommodation with multiple reception rooms and a more than generous private plot, this is a property well capable of becoming 'home' to the largest of families.

The accommodation briefly comprises lounge with multifuel stove, dining room with space for ten around the table, comfortable sitting room with open fireplace, breakfast kitchen, study, utility room, downstairs cloak room, five well proportioned double bedrooms, a dressing room - which could be reconfigured to provide an en-suite shower room for two of the bedrooms, and a four piece, family bathroom.

Externally, the private gated driveway leads from the road to an ample parking area and continues behind the property to a detached barn. The large wraparound plot provides immense privacy, laid mainly to lawn, with mature trees, shrubs and perennials. Attached to the garden is a private woodland area planted with a wide variety of mature, native trees.

ACCOMMODATION

Entrance Hallway

2.91m x 2.45m (9' 7" x 8' 0") Accessed via wooden, front entrance door. Exposed feature beams and laminate flooring. Part glazed, wooden door to:-

Lounge/Reception Room 1

6.38m x 4.39m (20' 11" x 14' 5") max. Large, dual aspect, reception room with exposed feature beams, multifuel stove set in recessed fireplace with stone hearth and mantel, stairs to first floor accommodation and sliding wooden door providing access to:-

Study/Office

2.42m x 3.36m (7' 11" x 11' 0") Front aspect room with exposed feature beams, laminate flooring and points for TV/satellite TV/broadband.

Small Inner Hall

With exposed wooden floorboards.

Dining Room/Second Reception Room

5.35m x 3.66m (17' 7" x 12' 0") max. Substantial, dual aspect, dining/reception room with space for twelve/fourteen person dining furniture. Exposed wooden floorboards.

Sitting Room/Third Reception Room

6.09m x 3.65m (20' 0" x 12' 0") Large, light and airy, triple aspect, room with TV point, open fireplace on sandstone hearth, and exposed wooden floor boards.

Breakfast Kitchen

5.05m x 3.63m (16' 7" x 11' 11") Bright, dual aspect, family kitchen with high ceiling, exposed feature beams and range of base and wall units in a contemporary country finish with complementary granite counter tops, tiled splash backs and ceramic sink with mixer tap. Four burner counter top mounted, ceramic hob, electric oven and grill with extractor fan over, integrated dishwasher and space for freestanding fridge and freezer. Display units and space for four person dining table. Door to:-

Utility Room

1.68m x 3.00m (5' 6" x 9' 10") Side aspect room fitted with a range of base and wall units matching those in the kitchen. Complementary granite effect counter top, tiled splash back and space/power/plumbing for under counter washing machine and tumble dryer. Tiled floor, door providing access to the side of the property and internal door to:-

Cloakroom/WC

Fitted with WC and wash hand basin. Tiled floor.

FIRST FLOOR

Landing

Accessed from the lounge via a wooden staircase with exposed wooden treads. Built in double storage cupboard and access to loft space (via hatch).

Bedroom 1

4.70m x 3.34m (15' 5" x 10' 11") Substantial, light and airy, triple aspect, bedroom overlooking the garden grounds. High ceiling and exposed floorboards.

Bedroom 2

3.47m x 3.65m (11' 5" x 12' 0") Light and airy, high ceilinged, dual aspect bedroom with exposed wooden floorboards.

Bedroom 3

4.78m x 4.0m (15' 8" x 13' 1") Dual aspect, high ceilinged, double bedroom with access to loft space (via hatch).

Bedroom 4

2.96m x 3.55m (9' 9" x 11' 8") Side aspect, large, double bedroom. Wash hand basin with tiled splash back.

Bedroom 5

6.40m x 2.89m (21' 0" x 9' 6") Front aspect, large, double bedroom with built in storage cupboards.

Dressing Room

1.80m x 4.15m (5' 11" x 13' 7") Side aspect room with built in, shelved, storage cupboards (also housing the combi boiler). Currently utilised as a dressing room, however, this room has in the past been a bathroom with plumbing remaining in situ, therefore offering option to reinstate should any prospective purchaser(s) choose to do so. Alternatively, it could create a lovely en suite for the principal bedroom or bedroom 4.

Family Bathroom

2.63m x 3.13m (8' 8" x 10' 3") Partly tiled, side aspect bathroom fitted with four piece suite comprising bath, corner quadrant shower cubicle with mains plumbed shower, WC and wash hand basin. Tiled floor.

EXTERNALLY

Private Driveway & Parking

The property sits within a substantial plot accessed via its own, private, gated driveway which leads to a generous parking area providing space for five/six vehicles. The driveway is flanked on both sides by mature trees and shrubs and continues around to the rear giving access to the detached barn.

Detached Barn

With twin garage doors which face out on to the main road. Excellent storage area with potential for use as a workshop if required.

Gardens & Grounds

The gardens and grounds are generous in size, complementing the proportions of the house beautifully. The garden to the front of the property is laid mainly to lawn with raised flower beds and well planted with a wide variety of mature trees, shrubs and perennials. Access via the side of the house to the rear grounds incorporating patio seating area and substantial woodland area.

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

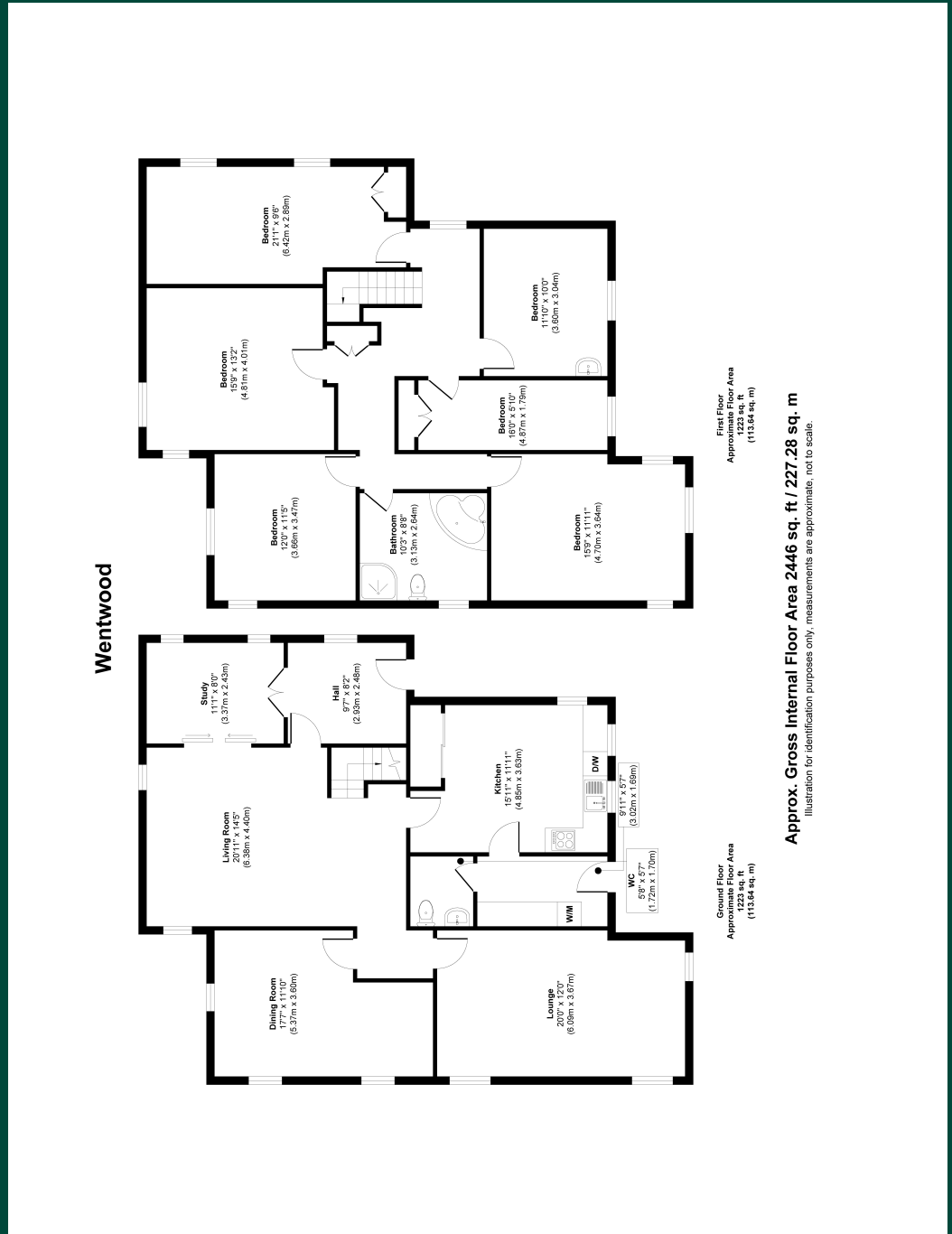
Mains electricity, gas, water & drainage; gas central heating with boiler having been installed within the last two/three years; Hive heating control system; mix of single and double glazed windows installed. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band E

Viewing: Through our Cokermonth office, 01900 826205.

Directions: From PFK Cokermonth office proceed along the A66 in the direction of Workington. After approximately two miles, turn left signposted Brigham, follow the road for approximately 1 mile through the village of Broughton Cross, then turn left signposted for Greysouthen. On entering the village, continue straight ahead through Main Street and follow the road around to the right. Head past The Went





Wentwood

First Floor
Approximate Floor Area
113.64 sq. ft.
(113.64 sq. m)

Ground Floor
Approximate Floor Area
113.64 sq. ft.
(113.64 sq. m)

Approx. Gross Internal Floor Area 2446 sq. ft / 227.28 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		