

PFK

The Gables, Drigg, Holmrook, Cumbria CA19 1XG

Guide Price: £595,000





LOCATION

The property is located in Drigg and surrounded by rolling countryside and arresting Lakeland fells. This is a most convenient location and for those wishing to commute there are excellent road links, via the A595, and rail links (the station is less than a 10 minute walk from the property) connecting to neighbouring towns and employment centres along the west coast. Good local amenities can be found in Seascale including doctor's surgery and pharmacy and the nearby towns of Whitehaven and Cockermouth, are within easy reach.

PROPERTY DESCRIPTION

Originally built in 1911 by the owner of 'The Beehive', a once popular store in the historic harbour town of Whitehaven, The Gables is a truly special residence, located within its own, generous grounds, concealed beyond a tree lined driveway.

The characterful accommodation, which has been lovingly restored over a number of years by the current owners, showcases original features throughout, including coving, architraves and picture rails, part panelled ceilings and walls, original fireplaces in feature wood surrounds, window seats, cupboards and original doors with Beehive door handles throughout.

The accommodation comprises a grand entrance hall with an original staircase leading to the spacious first floor. To the ground floor, there are five generous reception rooms, all with period detailing and features, kitchen, pantry, cloakroom/WC, potting shed, boot room and two further storage rooms/cupboards all providing superb character and original features throughout. To the first floor, a large, characterful galleried landing leads to six generous double bedrooms (two with ensembles) and a spacious four piece, family bathroom. Externally, the large plot (0.75 acres) has a private, tree lined driveway leading to the property, and delightful wraparound gardens mainly laid to lawn with woodland area and shrubbery.

To conclude, PFK are immensely proud to market this beautiful and characterful property, now available to purchase.

ACCOMMODATION

Entrance

1.8m x 1.6m (5' 11" x 5' 3") Accessed via panelled wood door. With original features chequerboard tiled flooring and part glazed door leading into the entrance hallway.

Entrance Hallway

7.8m x 5.6m (25' 7" x 18' 4") Grand entrance hall with decorative wood staircase leading to the first floor, feature original fireplace in decorative surround, front aspect windows with original window seats and original parquet flooring.

Orangery

3.8m x 4.9m (12' 6" x 16' 1") Glazed to two sides with glazed ceiling, built in planters, tiled flooring and door leading to the potting shed.

Potting Shed

1.3m x 5.0m (4' 3" x 16' 5") Ample storage space, useful for garden tools with arched doorway leading out to the side.

Reception Room 3

4.0m x 3.6m (13' 1" x 11' 10") With original fireplace in feature wood surround and large bay window overlooking the garden.

Reception Room 1

4.8m x 4.1m (15' 9" x 13' 5") Large room, currently used as the main living room with large bay window with original window seat, open fireplace, two further side aspect windows and fireplace in feature wood surround.

Reception Room 2

4.2m x 5.6m (13' 9" x 18' 4") Generous reception room with original fireplace in feature wood surround and large bay window with original wood window seats.

Rear Hallway

3.1m x 1.0m (10' 2" x 3' 3") With newly installed Heritage tiled flooring.

Boot Room

1.1m x 3.0m (3' 7" x 9' 10") With coat pegs, wall mounted shelving and large side aspect window.

Pantry

1.8m x 2.9m (5' 11" x 9' 6") A side aspect storage room with original wall mounted shelving.

Storage Cupboard

0.9m x 2.4m (2' 11" x 7' 10") Generous storage cupboard with wall mounted shelving.

Dining Room

3.9m x 4.1m (12' 10" x 13' 5") A generous reception room with ample space to accommodate a six to eight person dining table, recessed base unit and wine cooler with wood work surfacing over and dual aspect windows.

Kitchen

2.6m x 4.3m (8' 6" x 14' 1") Fitted with a range of matching wall, base and display units with complementary granite effect work surfacing over, incorporating circular, stainless steel sink with an additional 1.5 bowl stainless steel sink and drainer unit, both with mixer taps and tiled splashbacks. Freestanding Leisure range cooker with extractor fan over and door leading to the rear porch.

Rear Porch

1.4m x 2.7m (4' 7" x 8' 10") With space and plumbing for an American style fridge freezer and washing machine and part glazed door leading to the courtyard.

Cloakroom/WC

1.6m x 1.7m (5' 3" x 5' 7") Fitted with WC and wall mounted wash hand basin and obscured side aspect window.

Storage Room

1.8m x 2.8m (5' 11" x 9' 2") A dual aspect storage room, fitted with a range of shaker style base and full height units with complementary wood work surfacing over.

FIRST FLOOR LANDING

7.1m x 1.4m (23' 4" x 4' 7") With dual aspect windows at half landing level enjoying open countryside views and an additional, open arched window to the first floor landing. The landing has a large storage cupboard and doors to four bedrooms to one side, with doors leading to the remaining two bedrooms and family bathroom to the other.

Bathroom

3.2m x 3.1m (10' 6" x 10' 2") Fitted with a four piece suite comprising tiled, panelled bath, large, walk in shower cubicle with panelled walls and mains shower, wash hand basin and WC. Part tiled walls, large storage cupboard, two heated towel rails and two windows with open views.

Bedroom 6

2.7m x 4.3m (8' 10" x 14' 1") A dual aspect double bedroom with original fireplace in feature surround, pedestal wash hand basin and original storage cupboard.

Bedroom 5

3.5m x 3.1m (11' 6" x 10' 2") (currently used as a laundry room) With original fireplace in feature surround, pedestal wash hand basin, original cupboard and twin side aspect windows.

Bedroom 1 - Principal Bedroom

5.0m x 4.3m (16' 5" x 14' 1") A generous, dual aspect double bedroom with original fireplace in feature surround, original large cupboard and part glazed door leading to the ensuite.

Bedroom 1 - Ensuite Shower Room

1.0m x 3.0m (3' 3" x 9' 10") Fitted with three piece suite comprising large, walk in tiled shower cubicle with electric shower, wash hand basin in vanity unit and concealed cistern WC, heated towel rail.

Bedroom 2

3.0m x 4.8m (9' 10" x 15' 9") A further, generous double bedroom with original fireplace in feature surround, exposed original floorboards, large original storage cupboards, door to ensuite and twin windows with attractive views towards the Wasdale fells.

Bedroom 2 - Ensuite Bathroom

1.9m x 1.6m (6' 3" x 5' 3") Fitted with three piece suite comprising bath with mains shower over, wash hand basin and WC, part tiled walls and heated towel rail.

Bedroom 3

3.8m x 4.2m (12' 6" x 13' 9") Spacious, dual aspect double bedroom with large cupboard, wash hand basin on vanity unit and original fireplace in feature surround.

Bedroom 4

3.3m x 3.7m (10' 10" x 12' 2") Further double bedroom with original cupboard and fireplace in feature surround, front aspect window overlooking the lawn.

EXTERNALLY

Gardens and Parking

The property is set in a large plot (0.75 acres) and is accessed from the roadside, via wrought iron gates, cattle grid and a sweeping, tree lined driveway. To the front, a decorative chipped area provides ample parking for several vehicles with a paved patio area, with outdoor power supply, providing further parking space and leading to the attached garage and undercover log shed. The large, tiered front gardens are mainly laid to lawn with mature trees, providing a wooded area, giving further privacy from the roadside and the village. To the side and rear, generous wraparound gardens are also mainly laid to lawn with trees and shrubbery.

Garage

4.6m x 2.8m (15' 1" x 9' 2") Accessed via double wooden doors and is currently mainly used for storage, with an internal door leading to a further storeroom (3.3m x 1.9m (10' 10" x 6' 3").

ADDITIONAL INFORMATION

Septic Tank

We have been informed that the property has a septic tank and would advise any prospective purchaser to check it complies with current standards and rules introduced on 1st January 2020.

Planning Permission

We understand that planning permission has been granted in a neighbouring field adjacent to The Gables, for the erection of a small log cabin holiday site and details of this can be found online.

Tenure & EPC

The tenure is freehold.
The EPC rating is TBC.

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, Bendles LLP, Scott Duff & Co Property Lawyers/Conveyancing Service - completion of sale or purchase - £120 to £180 per transaction; Pollard & Scott/Independent Mortgage Advisors - arrangement of mortgage & other products/insurances - average referral fee earned in 2021 was £233.44; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00; - Mitchells Co Ltd - £50 per property contents referral successfully processed (worth £300 or more) plus 5% introduction commission on the hammer price of any goods sold from that referral. All figures quoted are inclusive of VAT.

SALE DETAILS

Mains gas, electricity, water and septic tank drainage. Gas central heating and a mix of single, secondary and double glazing installed. Telephone line installed subject to BT regulations. 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.

Council Tax: Band F

Viewing: Through our Cockermouth office, 01900 826205.

Directions: From Whitehaven travel south for approx 14 miles into Holmrook village. Pass the Riverside Garage and Tynedale Agri Shop on the right, bearing right by the river where signposted for Drigg and continue into the village. Pass the church on the right hand side, the village hall on the left and The Gables can be found hidden at the end of a private, concealed driveway on the right, a house sign being visible on the roadside.



