

PFK

3 Stubble Green, Drigg, Holmrook, Cumbria CA19 1XT

Guide Price: £275,000





LOCATION

The property is located on the outskirts of Drigg, surrounded by rolling countryside with arresting fells close by. This is a most convenient location and for those wishing to commute there are excellent road links, via the A595, and rail links connecting to neighbouring towns and employment centres along the west coast. Good local amenities can be found in nearby Seascale including doctors surgery and pharmacy and the interesting towns of Whitehaven and Cockermouth, having strong associations with Wordsworth, are also within easy reach.

PROPERTY DESCRIPTION

Boasting a prime position in the pretty hamlet of Drigg on the west coast, stands this beautifully appointed 4 bed end terraced house. With far reaching views towards Scafell, extensive gardens and private driveway parking, this is certainly far from your average terrace.

The property offers excellent value, its position, close to the sand dunes on Drigg beach and just a short drive to the amenities in nearby Seascale, employment centres and the delights of the National Park, make it a great choice for young and growing families or buyers simply looking to relocate to the area from busier towns and cities. In brief comprising entrance hallway, two well appointed reception rooms, modern kitchen, rear porch and utility to the ground floor. To the first floor there are two double bedrooms and a contemporary shower room, with two further double bedrooms positioned in the eaves on the second floor. It is the outside space which is perhaps the property's most surprising feature, with an extensive plot to the side providing private driveway parking for several cars, and substantial lawned gardens which back on to open countryside and offer superb views towards Scafell and the stunning Wasdale valley. There is also a patio area ideal for entertaining and summer barbeques, with a further area to the rear giving access to two stone outhouses.

Viewing is essential in order to appreciate the size, position and stunning views afforded to this rather surprising property.

ACCOMMODATION

Entrance Hall

Accessed via part glazed UPVC door. With exposed wood flooring, stairs to the first floor and doors leading to the ground floor rooms.

Reception Room 1

4.45m x 3.52m (14' 7" x 11' 7") With an attractive bay window to the front aspect, decorative coving, feature fireplace with oak surround housing an electric stove, contemporary vertical radiator and exposed floorboards.

Reception Room 2

3.79m x 4.71m (12' 5" x 15' 5") With dual aspect windows to the side and rear, decorative coving, electric fire in a brick surround, useful understairs storage area, radiator and part glazed door giving access to the kitchen.

Kitchen

2.87m x 2.57m (9' 5" x 8' 5") Fitted with a range of matching wood wall and base units with complementary work surfacing, incorporating Belfast sink with mixer tap and tiled splashbacks. Space for freestanding cooker with extractor over, plumbing for washing machine and space for large American style fridge freezer. Part tiled walls and tiled flooring, side aspect window with views through the sunroom towards Scafell and door to the side porch.

Side Porch

With large storage cupboard and open access into the sunroom/utility room.

Cloakroom/WC

Fitted with low level WC.

Sun Room/Utility Room

4.15m x 1.81m (13' 7" x 5' 11") Fitted with base units with complementary work surfacing and plumbing for tumble dryer. Side aspect windows enjoying views over the garden towards the Wasdale valley and part glazed UPVC door giving access out to the gardens and space to the rear where there are two further outhouses.

FIRST FLOOR LANDING

With single glazed window enjoying views over the garden towards the Wasdale valley, stairs leading to the second floor and doors giving access to two bedrooms and the modern shower room.

Bedroom 1

3.71m x 3.96m (12' 2" x 13' 0") A generous, front aspect double bedroom with decorative coving, fitted wardrobes to one wall, feature fireplace, radiator and exposed floorboards.

Bedroom 2

3.88m x 2.74m (9' 5" x 9' 0") A rear aspect double bedroom with decorative coving and radiator.

Shower Room

2.89m x 1.68m (9' 6" x 5' 6") Fitted with a three piece suite comprising low level WC, wash hand basin set on a vanity unit and a shower cubicle with PVC panelled walls and mains rainfall shower. Fully tiled walls and flooring, chrome laddered radiator and obscured rear aspect window.

SECOND FLOOR LANDING

With doors leading to bedrooms 3 and 4.

Bedroom 3

3.7m x 4.73m (12' 2" x 15' 6") A spacious double bedroom with part sloping ceiling and Velux rooflight, exposed brickwork to one wall, laminate flooring, radiator and further window.

Bedroom 4

3.73m x 4.73m (12' 3" x 15' 6") A generous double bedroom with part sloping ceiling and Velux rooflight, exposed brickwork to one wall, radiator, laminate flooring, and further window.

EXTERNALLY

Gardens and Parking

Despite being an end terraced, the property occupies a surprisingly large plot with gated entrance to the side providing offroad driveway parking for two to three cars. The extensive, enclosed gardens lie mainly to the side of the property and back on to open countryside enjoying views towards the Wasdale valley. There are two good sections of lawn with rockery gardens, a wide variety of shrubs and borders and a lovely patio providing access to the year yard area which benefits from two useful stone outhouses, currently utilised for storage.

ADDITIONAL INFORMATION

Tenure & EPC

The tenure is freehold.
The EPC rating is G.

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.

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

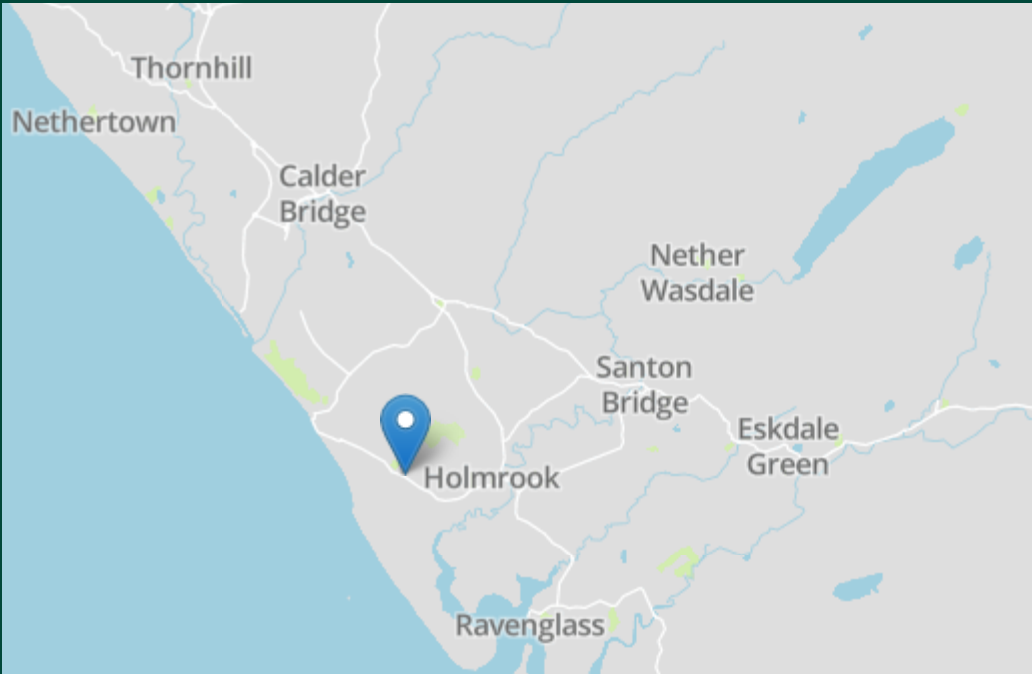
Mains gas, electricity, water and shared septic tank drainage. Gas central heating installed and double glazing installed except where mentioned. Telephone line installed subject to BT regulations. Please note - the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band B

Viewing: Through our Cockermouth office, 01900 826205.

Directions: The property can be located using the postcode CA19 1XT and identified by a PFK 'For Sale' board. Alternatively by using [What3Words///villa.scowls.superbly](#)





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		95
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	10	
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

PFK

Approximate total area⁽¹⁾
1,435.66 ft²
133,75 m²

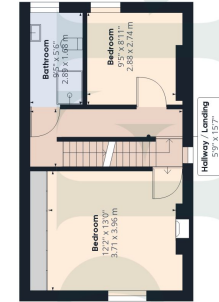
Reduced headroom
35.3 ft²
3.28 m²

(1) Excluding balconies and terraces

E: Reduced headroom
(Below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate and should be used for plan only for illustrative purposes only.

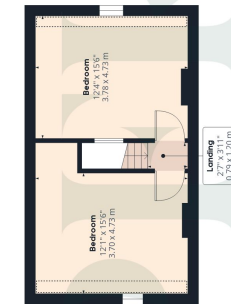
GIRAFFE360



Floor 1



Floor 0



Floor 2