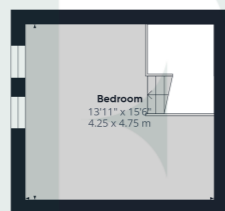


Floor 0



Floor 1

PFK

Approximate total area*
846.58 ft²
78.65 m²

Reduced headroom
2.08 ft²
0.19 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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- 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;
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2 Bridgestones Cottage, Drigg, Holmrook, Cumbria, CA19 1XG

- 2 bed semi det cottage
- Far reaching views
- Council Tax: Band A
- Newly renovated
- Perfect for retirement or starter home
- Tenure: freehold
- Gardens & parking
- Ideal second/holiday home
- EPC rating TBC



01900 826205



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www.pfk.co.uk

LOCATION

The village of Drigg offers 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 Seascale including doctor's surgery and pharmacy and the interesting towns of Whitehaven and Cockermouth, having strong associations with Wordsworth, are within easy reach.

PROPERTY DESCRIPTION

This newly renovated cottage in Drigg, which is presented for sale with no onward chain, boasts high quality finishes throughout and is ideally positioned for those seeking both tranquility and convenience. With far reaching views of the western Lake District fells, this versatile home is just a short drive to the scenic Wasdale and Esk Valleys and offers an easy commute to local towns and employment centres.

Internal accommodation briefly comprises an airy entrance hall with high ceilings leading to a modern kitchen, a large walk in storage cupboard, spacious lounge with patio doors opening out to the rear garden, a versatile ground floor bedroom (or second reception room), and a four piece bathroom to the ground floor. To the first floor, the generous bedroom features vaulted ceilings and original timbers.

Set on a large private plot, the cottage boasts beautifully maintained front and rear gardens, the latter backing onto open fields with stunning fell and countryside views, with the added benefit of two offroad parking spaces to the rear.

Perfect for retirement, a starter home, or a holiday retreat, this property provides flexible living in a highly desirable setting.

ACCOMMODATION

Entrance Hall

Accessed via part glazed UPVC door. A bright and airy hallway with sloped ceiling and Velux rooflight providing natural light. Wood staircase with understairs storage area below, leading up to the first floor bedroom, electric radiator, wood effect flooring, solid oak doors leading to the ground floor rooms and open access into the kitchen.

Kitchen

3.1m x 4.0m (10' 2" x 13' 1") Fitted with a range of contemporary, high gloss wall and base units with complementary work surfacing, incorporating sunken, double bowl stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Integrated electric oven with hob and extractor over, space for large fridge freezer, electric radiator, wood effect flooring, door into the lounge and large rear aspect window with views over the garden and towards open countryside.

Lounge

4.46m x 3.56m (14' 8" x 11' 8") A generous and bright reception room with sliding patio doors out to the rear garden, wood effect flooring, electric radiator and wall mounted lighting.

Utility Cupboard

1.95m x 1.32m (6' 5" x 4' 4") Housing the hot water tank and with plumbing for a washing machine.

Bathroom

1.84m x 3.23m (6' 0" x 10' 7") Fitted with a four piece, modern white suite comprising WC, wash hand basin on a vanity unit, panelled bath with central mixer tap and corner shower cubicle with wall mounted rainfall shower. Part tiled walls and tiled flooring, vertical heated chrome towel rail and obscured side aspect window.

Bedroom 2

4.07m x 3.94m (13' 4" x 12' 11") A versatile front aspect room which could also be used as a second reception room should a second bedroom not be required. With wood effect flooring, electric radiator and twin windows overlooking the garden.

FIRST FLOOR

Bedroom 1

4.25m x 4.75m (13' 11" x 15' 7") The purchaser may wish to reconfigure the layout of the cottage and use this room as the main living space, rather than a bedroom. A bright and spacious room with vaulted ceiling, apex beams and exposed original timbers, electric radiator and twin front aspect windows.

EXTERNALLY

Gardens and Parking

To the front of the property, there is a delightful lawned garden with central pathway leading to the front door. Side access leads to a substantial rear garden which backs on to an open field and enjoys views towards the western fells. The rear garden has recently been seeded and is fully laid to lawn with gravelled area which could be used as a patio or for offroad parking for two cars as the property also benefits from vehicular access to the rear.

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.

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; Emma Harrison Financial Services – 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 electricity and water, wastewater via septic tank. Electric central heating and double glazing installed throughout. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Viewing: Through our Cockermouth office, 01900 826205.

Directions: The property can be located using the postcode CA19 1XG and identified by a PFK 'For Sale' board. Alternatively by using What3Words//unroll.shame.plenty

