

# PFK

14 Main Street, Greysouthen, Cockermouth, Cumbria CA13 0UG

Price Guide: £225,000





## LOCATION

Greysouthen is located between the towns of Cockermouth and Workington, with excellent commuter links to both towns via the A66. The village has a very active village hall and regular bus services and falls within the catchment of the highly rated Eaglesfield Paddle Academy and Cockermouth Secondary Schools.

## PROPERTY DESCRIPTION

14 Main Street is a blank canvas - a two bedroom cottage with an attached two-storey barn offering an incredible opportunity for a buyer with vision to create something truly special. Subject to the appropriate planning permissions the barn could be incorporated into the cottage to create a substantial family sized character home, turned into annexe accommodation or an independent property.

Current accommodation comprises lounge, second reception room, dining kitchen, ground floor bathroom and conservatory on the ground floor with two double bedrooms on the first floor. The barn in its own entirety is substantial enough to create a four bedroom property, with beautiful exposed stone and beams.

Externally there is on street parking, an outside store adjacent to the property and an enclosed and private rear garden.

## ACCOMMODATION

### Entrance Hallway

Accessed via part glazed, wood entrance door. Wood internal doors and stairs to first floor accommodation.

### Lounge/Reception Room 1

2.78m x 4.79m (9' 1" x 15' 9") Front aspect reception room with exposed beam, TV point and open fire with tiled hearth and surround.

### Dining Room/Reception Room 2

4.73m x 3.87m (15' 6" x 12' 8") Further front aspect, reception room. Decorative coving, TV and telephone points and Living Flame effect, electric fire with stone hearth and surround. Part glazed, wood door to:-

### Dining Kitchen

4.44m x 4.99m (14' 7" x 16' 4") Rear aspect dining kitchen fitted with range of wall, base and display units in a dark wood effect finish with complementary granite effect counter tops and stainless steel sink/drainage unit with mixer tap. Four burner, counter top mounted, ceramic hob and separate electric combination oven/grill. Tiled and wood clad walls, tiled floor and built in, shelved, under stairs storage cupboard. Wood internal door to bathroom and uPVC door providing access to the conservatory.

### Bathroom

1.69m x 2.16m (5' 7" x 7' 1") Fully tiled bathroom, fitted with three piece suite comprising bath with electric shower over, WC and wash hand basin in vanity unit. Wood door to:-

### WC

### Conservatory

5.14m x 2.04m (16' 10" x 6' 8") Rear aspect conservatory with uPVC, double glazed door giving access to the rear garden. Power supply points and point for wall mounted TV. Wood door providing integral access to the attached barn.

## FIRST FLOOR

### Landing

With window to rear aspect.

### Bedroom 1

3.36m x 4.77m (11' 0" x 15' 8") - to wardrobes. Large, front aspect, double bedroom with decorative coving, point for wall mounted TV, built in wardrobe with hanging rail and storage shelf and further bank of built in wardrobes with sliding doors, hanging rail and storage shelving.

### Bedroom 2

2.79m x 4.73m (9' 2" x 15' 6") Front aspect, double bedroom with access to loft space (via hatch).

## EXTERNALLY

### Garden & Storage Shed

Garden area to the rear with decorative chipped areas, decking and mature shrubery. Situated over road from the property but in ownership of the property is a small storage shed with lockable door.

### Attached Barn

5.33m x 10.94m (17' 6" x 35' 11") A substantial, two-storey barn with original oak beams, barn door, mezzanine level, power, lighting, water supply and wall mounted gas boiler. Subject to planning permission the barn offers an excellent opportunity for conversion into a separate property or, to provide either supplementary accommodation to the existing cottage or an annexe for extended family or letting purposes.

## ADDITIONAL INFORMATION

### 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 2022 was £260.48; 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; double glazing installed throughout; telephone & broadband connections installed subject to BT regulations. 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 A

Viewing: Through our Cockermouth office, 01900 826205.

Directions: From PFK Cockermouth office, proceed along the A66 in the direction of Workington. After approximately two miles, turn left, signposted Brigham, and follow the road for approximately one mile through the village of Broughton Cross, turning left signposted Greysouthen. On entering the village, continue straight ahead along the main street and after approximately 100 yards, the property can be found on the right hand side.



