

PFK

Sandy Acre, Shore Road, Drigg, Holmrook, Cumbria CA19 1XL

Guide Price: £325,000





PEK

LOCATION

The property is located on the outskirts of Drigg village surrounded by rolling countryside with arresting fells close by. This is a popular location and for those wishing to commute there are excellent road links, via the A595, and rail links within walking distance 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 towns of Whitehaven and Cockermouth are within easy reach.

PROPERTY DESCRIPTION

Are you in search of an off-grid property with undisturbed western Lakeland views whilst only being a short stroll away from the beach? Look no further than the potential that is Sandy Acre.

Sandy Acre does require internal updating and would benefit from landscaping and maintenance works externally, however, the property includes four bedrooms, two and four reception rooms, arranged in a very flexible and versatile layout. The land stretches to around 2 acres in total and could comfortably house small livestock such as ponies or goats.

Accommodation briefly comprises entrance hallway, reception room and bedroom both with garden views, bathroom, a further two reception rooms, bedroom and kitchen/diner with an additional spacious dining area to the ground floor. To the first floor, there are two further bedrooms with breathtaking views and a three piece bathroom.

Externally the property sits on a large plot with ample offroad parking for multiple vehicles. The overall land extends to approx 2 acres, is mainly laid to lawn/grass with gardens, paddock and workshop areas. Similarly to the interior, the external areas of Sandy Acre also require attention, but provide superb scope for further agricultural or personal use, subject to planning permissions being obtained where relevant.

Viewing is via appointment only and we must make potential purchasers aware that Sandy Acre is located on the boundary of LLWR (Nuclear Waste Services).

ACCOMMODATION

Entrance Hall

Accessed via part glazed UPVC front door. With doors to ground floor rooms.

Living Room

3.62m x 3.92m (11' 11" x 12' 10") With large, front aspect box bay window.

Bedroom 1

3.61m x 3.91m (11' 10" x 12' 10") A front aspect double bedroom with large box bay window enjoying open views.

Bathroom

1.46m x 2.20m (4' 9" x 7' 3") Fitted with three piece suite comprising bath with hand held shower attachment over, WC and wash hand basin, obscured internal window to the rear.

Reception Room 2/Office

3.01m x 3.32m (9' 11" x 10' 11") A versatile room, currently in use as an office, with rear aspect internal window.

Bedroom 2

4.39m x 3.39m (14' 5" x 11' 1") A dual aspect double bedroom.

Reception Room 3

4.42m x 3.45m (14' 6" x 11' 4") A dual aspect, versatile reception room.

Snug

3.61m x 3.44m (11' 10" x 11' 3") A side aspect room with Rayburn in a recessed brick surround with storage cupboards to either side, tiled flooring and stairs leading up to the first floor with steps leading down to the dining area.

Dining Area

4.50m x 2.85m (14' 9" x 9' 4") A bright dining area with twin rear aspect windows and a glazed UPVC door leading out to the side. Ample space for a six to eight person dining table, large walk in larder, tiled flooring and door into the kitchen.

Kitchen

5.07m x 2.99m (16' 8" x 9' 10") A generous and bright space, glazed to one wall overlooking the rear garden. Fitted with a range of base units with complementary work surfacing and upstands, incorporating ceramic sink with mixer tap. Ample space to accommodate a large dining table, laminate flooring and external door leading out to the side.

FIRST FLOOR

Bedroom 3

4.68m x 5.35m (15' 4" x 17' 7") A spacious double bedroom with two front aspect Velux windows enjoying attractive open views over the valley.

Bedroom 4

3.59m x 2.39m (11' 9" x 7' 10") A front aspect single bedroom with Velux window enjoying lovely open views.

Bathroom 2

2.67m x 1.53m (8' 9" x 5' 0") Fitted with three piece suite comprising bath with Metro tiled splashback, WC and wash hand basin, under eaves storage and rear aspect Velux window.

EXTERNALLY

Gardens and Parking

The property benefits from offroad parking for numerous vehicles, with the land in total extending to approx. 2 acres. The gardens are a mix of lawned/grassed areas, with patio seating areas and a number of workshops/sheds. These are currently in need of refurbishment with one of them housing the generator and the storage batteries for the electricity supply.

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.

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 : Naphthens 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 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

Private electricity supply powered by generator with solid fuel, Rayburn fired central heating, mains water, septic tank drainage and double glazing installed. (Bottled gas is used to fuel the cooker in the summer months when the Rayburn isn't required). Telephone connection 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 B

Viewing: Through our Cokermonth office, 01900 826205.

Directions: Sandy Acre is located in a rural position on the outskirts of Drigg, over the railway line and towards the beach. It can be located by using what3words location [///reset.respond.blast](https://www.what3words.com/location/@@@reset.respond.blast)



