

PFK

2 Greystones, Wythop Mill, Embleton, Cockermouth CA13 9YP

Price Guide: £375,000





LOCATION

Located within the Lake District National Park, Wythop Mill's name is thought to come from the Wyth or Willow tree, many having grown here in the past. Nestled between Ling Fell and Sale Fell in a peaceful village location near the stunning Bassenthwaite Lake, the village is conveniently located approximately mid-way between Keswick and Cockermouth, two market towns offering a vibrant choice of facilities and amenities. Bassenthwaite Lake is part of a wetland nature reserve that attracts a wealth of wildlife, most notable are the ospreys that have been nesting around the lake since a programme to reintroduce them, began in the 1990's. The sailing club is on the north shore and the more recent attraction is the Lakes Distillery which has quickly gained a reputation for its whisky, gin and fine food.

PROPERTY DESCRIPTION

Sit in a secluded and peaceful dell within the Lake District National Park, on the edge of the popular Lake District village of Wythop Mill, 2 Greystones was formerly part of a historic watermill which was converted into a spacious, three bedroom semi detached house enjoying circa one acre of wonderful gardens and an exceptional level of tranquility.

The well proportioned, light and airy, accommodation comprises lounge, dining room/second reception room, kitchen, downstairs shower room, two double bedrooms - one en suite, one single bedroom (currently used as study) and a family bathroom.

Externally there is off road parking for three cars comfortably and fantastic wraparound gardens, laid to lawn with slated paved walkways and stocked with a stunning variety of mature trees, perennials and shrubs - a true gardeners paradise and wonderful place to while away the hours.

Property Description continued

Note: the property also benefits from the installation of solar tubes for hot water provision and eight photovoltaic panels for electricity. We understand these produce a modest but regular quarterly income and storage batteries have been fitted within the last few months.

Whilst sympathetic modernisation is now required, this is an amazing opportunity for anyone needing spacious accommodation in an idyllic rural area, and an early inspection is a must to avoid missing out.

ACCOMMODATION

Entrance Porch

Steps down from the car park lead to the entrance porch. Accessed via part glazed, aluminium entrance door and housing the oil fired boiler. Tiled floor and access into:-

Kitchen

4.13m x 3.27m (13' 7" x 10' 9") max. A dual aspect room fitted with a range of base and wall units in a light wood effect finish with complementary granite effect work surface, tiled splash backs and stainless steel sink/drainage unit with mixer tap. Point for freestanding electric cooker and space/plumbing for under counter washing machine. Door to:-

Ground Floor Shower Room

2.18m x 1.65m (7' 2" x 5' 5") Fully tiled (walls and floor), front aspect shower room with three piece suite comprising corner shower cubicle (fitted with electric shower), WC and wash hand basin in built in vanity unit. Vertical heated chrome towel rail and tiled floor.

Dining Room/Second Reception Room

4.84m x 2.87m (15' 11" x 9' 5") Rear aspect room with bay style window, wall lighting, feature fireplace with exposed brick detailing, wall mounted shelving and door to:-

Hallway

With sliding doors giving access to the rear garden. Built in under stairs storage cupboard (also housing the photovoltaic storage batteries) and stairs to first floor accommodation. Door to:-

Lounge

4.90m x 3.07m (16' 1" x 10' 1") Dual aspect reception room with bay style window to rear elevation and further window to the front. Open fire in stone surround with slate hearth, wall mounted shelving and TV point.

FIRST FLOOR

Landing

With window to front elevation and access to loft space (via hatch).

Bedroom 1

3.17m x 4.19m (10' 5" x 13' 9") Rear aspect double bedroom with views over the garden grounds. Bank of built in wardrobes.

Bedroom 2

3.54m x 3.03m (11' 7" x 9' 11") Rear aspect double bedroom. Access to:-

En Suite Shower Room

1.24m x 2.59m (4' 1" x 8' 6") Fitted with vertical heated chrome towel rail and three piece suite comprising walk in shower cubicle (with electric shower), WC and wash hand basin.

Bedroom 3

2.72m x 2.36m (8' 11" x 7' 9") Rear aspect single bedroom - currently utilised a study. Built in storage cupboards and shelving.

Family Bathroom

3.30m x 1.87m (10' 10" x 6' 2") Partly tiled bathroom with window to front aspect and fitted with three piece suite comprising bath with tap connected shower over, WC and wash hand basin. Built in airing/storage cupboard.

EXTERNALLY

Parking

There is ample off road parking space for approx. three vehicles.

Gardens

The property sits within a circa one acre (0.4 ha) plot which incorporates some mature woodland, large areas of lawn and is well stocked with a wide variety of mature trees - including fruit trees, shrubs, roses and perennials. Wooden storage shed and greenhouse.

ADDITIONAL INFORMATION

Tenure

Freehold.

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 : Naphens 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 electricity, water & drainage; oil central heating; solar tubes and photovoltaic panels installed - with storage batteries having been fitted within the last few months; 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 E

Viewing: Through our Cocker mouth office, 01900 826205.

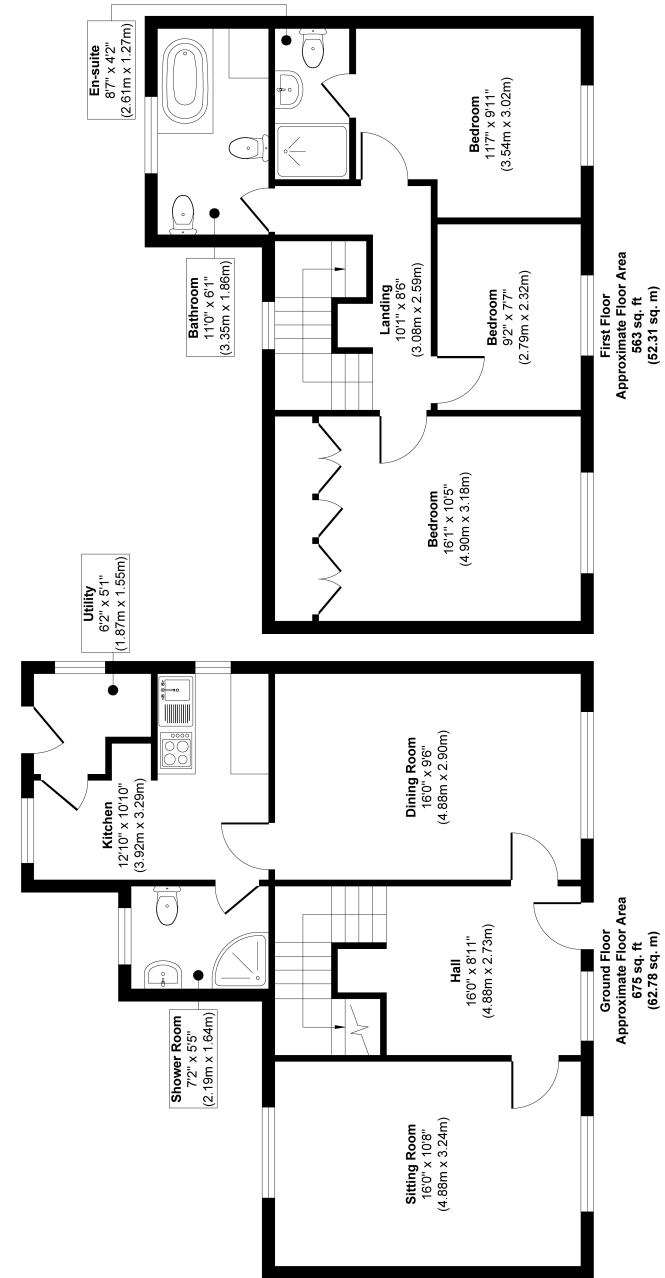
Directions: From Cocker mouth take the A66 towards Keswick, then take the right hand junction signposted 'Wythop Mill'. Follow the road for 200 yards, take the right hand turn onto the public bridleway and the property can be found at the end of the track.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

2 greystones



Approx. Gross Internal Floor Area 1238 sq. ft / 115.09 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.