



1 Abbott Wood, Great Clifton, Workington, Cumbria, CA14 1TW

- Extended semi detached house
- 3/4 Bedrooms
- 2/3 Reception rooms
- Garage & gardens
- Quiet location
- No onward chain
- Council tax - Band C
- Tenure - freehold
- EPC rating - TBC

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LOCATION

Great Clifton is a small village situated on the outskirts of Workington enjoying easy access to the A66; west to Sellafield and other large employment centres or east to Cockermouth, Keswick and the delights of the Lake District National Park. The village itself offers some amenities including primary school, public house, village shop and petrol station, with more comprehensive amenities available in nearby Workington and Cockermouth.

PROPERTY DESCRIPTION

1 Abbot Wood is an extended, semi detached house, sat within a substantial plot on a quiet lane in the popular village of Great Clifton, offering great flexibility and space for a growing family. Having been extended, the property offers three reception rooms, or four bedrooms depending on the buyers needs and is now available for sale with no onward chain. The accommodation comprises: lounge, dining room, kitchen, third reception room/fourth bedroom, downstairs WC, two double bedrooms, a single bedroom and wetroom/shower room. Externally there is parking on the driveway for two to three cars, a large detached garage and front and rear lawned gardens.

ACCOMMODATION

Entrance Hallway

Accessed via part glazed, uPVC entrance door with canopy over. Decorative coving, built in under stairs storage cupboard and stairs to first floor accommodation.

Lounge

3.75m x 4.22m (12' 4" x 13' 10") Large, front aspect reception room with picture rail, gas fire set in stone hearth and surround, TV and telephone points, and wall mounted shelving.

Reception Room 3/Bedroom 4

2.96m x 3.37m (9' 9" x 11' 1") A dual aspect room offering flexible usage as required.

Kitchen

2.38m x 2.51m (7' 10" x 8' 3") max. Dual aspect kitchen fitted with a range of wall and base units in a white finish with complementary wood effect, butcher block style, counter tops, tiled splash backs and stainless steel sink/drainage unit with mixer tap. Space/point for freestanding cooker and space for under counter fridge freezer and washing machine. Door providing access to the rear porch and further door to:-

Dining Room/Reception Room 2

3.61m x 3.64m (11' 10" x 11' 11") Rear aspect room with picture rail, TV point and gas fire set on slate hearth.

Rear Porch

With part glazed, uPVC door providing access to the rear garden and inner door to:-

Cloaks/WC

Fitted with WC and wash hand basin. Fully tiled walls and floor and built in storage shelving.

FIRST FLOOR

Landing

Providing access to three bedrooms and wetroom/shower room. Access to fully boarded loft space (via hatch).

Bedroom 1

3.54m x 3.49m (11' 7" x 11' 5") Front aspect, double bedroom enjoying views over open countryside. Picture rail, telephone point and built in wardrobes and storage shelving.

Bedroom 2

2.69m x 3.51m (8' 10" x 11' 6") max. Rear aspect, double bedroom with built in storage cupboard (also housing gas combi boiler).

Bedroom 3

2.73m x 2.40m (8' 11" x 7' 10") Front aspect, large single bedroom enjoying views over open countryside. Picture rail and wall mounted shelving.

Bathroom/Wetroom

2.71m x 1.73m (8' 11" x 5' 8") Rear aspect room, currently configured as a wetroom with electric shower, WC and wash hand basin. Tiled walls and obscured window.

EXTERNALLY

Private Driveway

The property is approached to the rear via a shared access lane to a gated driveway which offers off road parking for two/three cars and leads to:-

Detached Garage

3.56m x 5.17m (11' 8" x 17' 0") Detached garage with slate roof, electric roller door, power and lighting. This is a substantial garage, perfect for a workshop, home gym etc.

Gardens

To the front of the property there is a lawned garden area with mature hedge and shrub borders and mature apple tree. A walkway wraps around to the rear where there is a further lawned garden with mature trees, shrubbery, perennial borders and useful external water tap.

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 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, gas, water & drainage; gas central heating; 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: Travelling from Cockermouth towards Workington, at the Bridgefoot roundabout on the A66 turn right and follow the road into Great Clifton. Take the left hand turn (just past The Old Ginn House), into Abbot Wood, and the property can be found on the right hand side after approximately 200 yards.

