



RYDAL COTTAGE | MAIN STREET | FRIZINGTON | CA26 3PB

PRICE £145,000





SUMMARY

Located in the heart of the village of Frizington, this deceptively spacious three storey Victorian home ticks a lot of boxes including a generous garage which is located at the rear! The well maintained property includes a living room with feature fireplace, a separate dining room, a light and airy modern fitted kitchen with Velux additional windows, a main bedroom and large first floor bathroom and then two further bedrooms to the top floor. To the rear there is a charming courtyard garden, leading to a garden den (make a great bar or workshop) and then the garage. A great home for the money...

EPC band D

GROUND FLOOR

ENTRANCE VESTIBULE

A painted wooden door leads into vestibule with coat hooks, wood effect flooring, coved ceiling and part glazed door to living room.

LIVING ROOM

Double glazed window to front, Victorian style living flame fire with ornate surround and slate style hearth, double radiator, cornice to ceiling, dado rail, ceiling rose, opening into dining area.

DINING AREA

Double glazed window to rear, stairs to first floor with useful under stairs study area, double radiator, cornice to ceiling, ceiling rose, wood effect flooring, part glazed door into kitchen.

KITCHEN

Double glazed window to side, part vaulted ceiling with two Velux windows to side, fitted range of base and wall mounted units with wood effect work surfaces, space for 900mm range cooker, extractor fan over, single drainer sink unit with tiled splashbacks, space for fridge, microwave and washing machine, wall mounted combi boiler, tiled flooring, double radiator, part double glazed door into garden.

FIRST FLOOR

LANDING

Doors to rooms, stairs to second floor landing, under stairs storage area.

BEDROOM 1

Double glazed window to front with blinds, Victorian style fireplace, built in dressing table unit, double radiator, coved ceiling.

BATHROOM

A generous bathroom with panel bath and shower attachment, double shower enclosure with thermostatic shower unit, pedestal hand wash basin, low level WC. double glazed window to rear, double radiator, coved ceiling, ceiling rose.



SECOND FLOOR

LANDING

Doors to bedrooms, double width storage cupboard, access to loft space via ladder, coved ceiling.

BEDROOM 2

Velux window to front, part panelled walls, double radiator, wood effect flooring, exposed purlin.

BEDROOM 3

Double glazed window to rear, double radiator, exposed purlin.

EXTERNALLY

To the rear of the property is an enclosed yard area with a side gate onto a rear access laning. A gate in the end opens into a charming courtyard garden with is paved with a raised flower bed. A door at the end leads into a summerhouse style leisure room with slatted floor which will make a great workshop or hobby space A door from here leads into the garage. The property benefits from a generous garage to the rear with entry door, power and light.

ADDITIONAL INFORMATION

To arrange a viewing or to contact the branch, please use the following:

Branch Address:

58 Lowther Street

Whitehaven

Cumbria

CA28 7DP

Tel: 01946 590412

whitehaven@lillingtons-estates.co.uk

Council Tax Band: A

Tenure: Freehold

Services: Mains water, gas and electric are connected, mains drainage

Fixtures & Fittings: Carpets

Broadband type & speeds available: Standard 5Mbps / Superfast 80Mbps

Mobile reception: Data retrieved from Ofcom dating back to July 25' indicates Vodafone has good signal outside but variable indoors. All other networks have signal inside and out.

Planning permission passed in the immediate area: None known

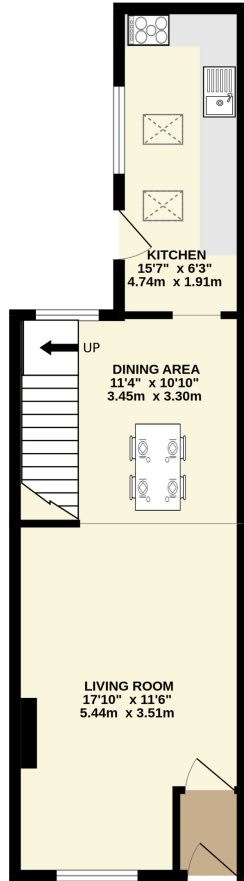
The property is not listed

DIRECTIONS

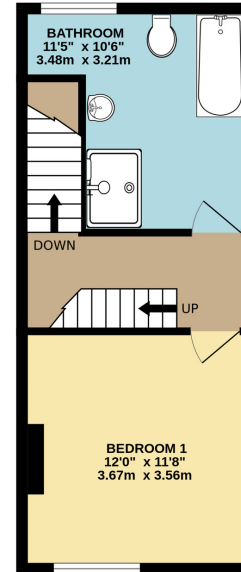
From Whitehaven head out through Hensingham towards Cleator Moor, passing the swimming pool. Turn left to Frizington and follow the country road over two hump back bridges, arriving in Frizington. At the mini roundabout turn left towards Cockermouth and onto Main Street where the property will be situated on the right hand side.



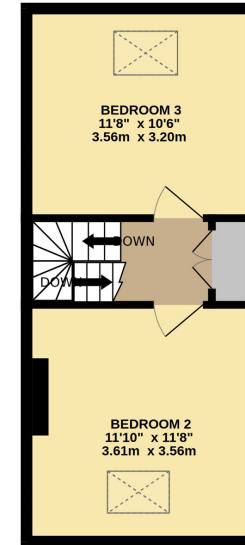
GROUND FLOOR
754 sq.ft. (70.0 sq.m.) approx.



1ST FLOOR
325 sq.ft. (30.2 sq.m.) approx.



2ND FLOOR
309 sq.ft. (28.7 sq.m.) approx.



TOTAL FLOOR AREA : 1388 sq.ft. (128.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. If the property has been extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the Vendor.

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58 Lowther Street, Whitehaven, Cumbria CA28 7DP Tel: 01946 590412

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			