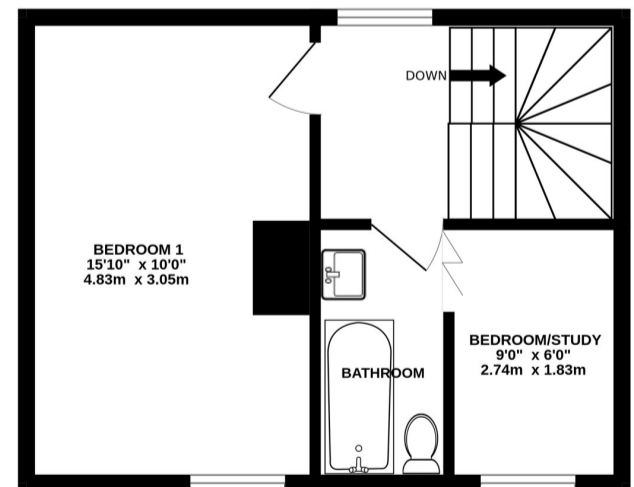
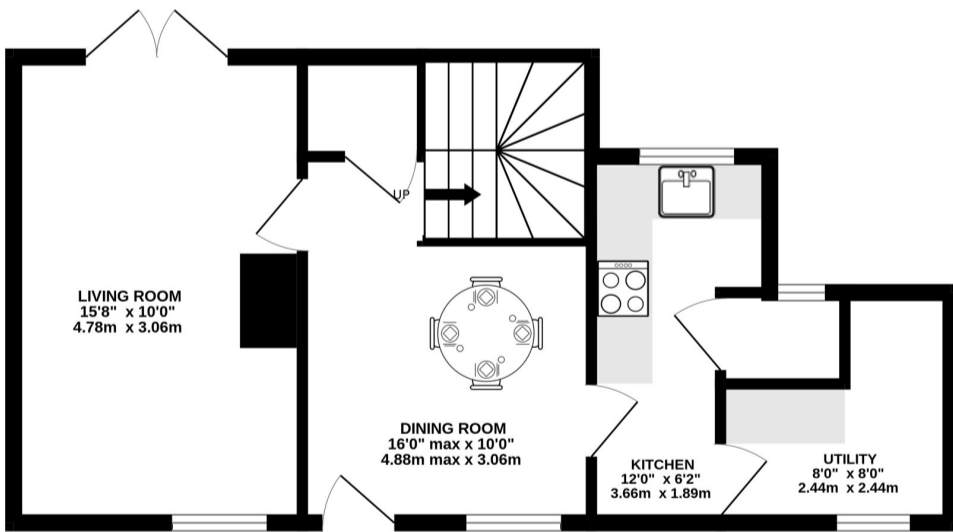




GROUND FLOOR
447 sq.ft. (41.6 sq.m.) approx.

1ST FLOOR
328 sq.ft. (30.5 sq.m.) approx.



TOTAL FLOOR AREA : 775 sq.ft. (72.0 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		55	83
England, Scotland & Wales			
EU Directive 2002/91/EC			



SUMMARY

We just love this super cute character cottage in the popular village of Greysouthen near Cockermouth which benefits from a fantastic enclosed garden to the rear with the potential to extend the property at the side if desired (subject to planning approval) to create a family home rather than a cosy cottage. The property currently includes a lovely dining hall with slate floor, a delightful living room with stove and French doors into garden, a bijou kitchen with pantry and door into a useful utility barn. To the first floor a door on the generous landing leads to bedroom 1 and a further door opens into a quirky but modern bathroom where there is a door leading into a study/2nd bedroom. The gardens are delightful including dining terrace, timber shed and a side access gate back onto the street. We think there is potential to bring the kitchen out to enlarge this and build above if desired. A great home with a lot of scope...

EPC band D

GROUND FLOOR
ENTRANCE

A part double glazed PVC door opens into dining room

DINING ROOM

Double glazed window to front, doors to kitchen and living room, space for table and chairs, slate tiled flooring, double radiator, stairs to first floor, under stairs storage cupboard.

LIVING ROOM

Double glazed window to front, single and double radiators, multi fuel stove in feature fireplace, exposed floorboards, coved ceiling, double glazed French doors into garden

KITCHEN

Double glazed window to rear, fitted range of base and wall mounted units with work surfaces, butler sink, electric hob with double oven, space for washing machine and fridge freezer, radiator, larder cupboard with window to rear

UTILITY

An L-shaped lean-to barn style room with a part double glazed window to front, space for tumble dryer and fridge freezer, wall mounted boiler. Potential to open up into kitchen subject to building control approval.

FIRST FLOOR

LANDING

Double glazed window to rear, radiator, door to bathroom and bedroom 1

BEDROOM 1

A double bedroom with double glazed window to front, double radiator, coved ceiling

BATHROOM

Fitted modern bathroom including a panel bath with thermostatic shower unit and screen, hand wash basin with cupboards under, low level WC. Towel rail, access to loft space, part tiled walls, wood effect flooring, bi-fold door leading into study/bedroom 2

STUDY/BEDROOM 2

Double glazed window to front, radiator, wooden floorboards

EXTERNALLY

The property benefits from a lovely enclosed rear garden of good width and including an access gate to the side of the property onto the roadside. The garden includes a paved patio, area of decking for dining with mature tree over, an area of stone chippings with a raised border and a garden shed for storing garden/hobby equipment.

We believe there is enough unused garden space to the side of the property to be able to enlarge the kitchen and build above it, (subject to obtaining planning approval).

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: 01900 828600
cockermouth@lillingtons-estates.co.uk

Council Tax Band: B

Tenure: Freehold

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

Fixtures & Fittings: Carpets, oven and hob, garden shed

Broadband type & speed: Standard 3Mbps / Superfast 80Mbps

Mobile reception: Data retrieved from Ofcom dating back to June 24' indicates all providers have service outdoors, O2 and Vodafone have limited services indoors but EE & 3 have no service indoors

Planning permission passed in the immediate area: None known

The property is not listed

DIRECTIONS

From Cockermouth take the A66 towards Workington and turn left to Brigham. Pass the church and continue round the right hand bend heading through Broughton Cross. Turn left to Greysouthen and continue into the village where the property will be located on the right hand side.

