



GRISDALES

PROPERTY SERVICES



3 Rigg Cottage, Holmrook, CA19 1TW

£360,000

ONLINE VIEWING AVAILABLE Escape to the country life with this cracking period property in the scenic western Lake District National Park, positioned pleasantly between the Cumbrian coast and Scafell Pike.

Oozing charm, this delightful cottage is sitting pretty in the small rural village of Eskdale Green which is a popular stop along the L'aal Ratty' railway and offers several local eateries and convenience store. With a wealth of period features offering a cosy atmosphere throughout, occupying a large plot with great sized garden boasting glorious views towards the surrounding Fells, making a great home or even second home or Holiday Let. The interior offers some beautiful period elements with an open fire, a further wood burner, large leaded windows set into deep sandstone walls and original parquet flooring.

To arrange your viewing today, please call 01946 693931

Helping you find your perfect new home...

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THINGS YOU NEED TO KNOW

The property is Freehold.

The property has an oil central heating system and offers mains electricity and water supplies.

ENTRANCE PORCH

Accessed via a wooden door with glass panels and side aspect window, stone flooring and exposed brick walls; inner door to:

INNER ENTRANCE HALL

With stairs to the first floor landing, tiled flooring and doors to:

RECEPTION ROOM ONE

13'8" x 10'2" (4.18 x 3.12)



Open fire set in decorative surround with tiled hearth and mantle over, large window overlooking the front garden, radiator.

DINING ROOM

14'2" x 11'3" (4.33 x 3.45)



Large windows overlooking the side garden, large multi fuel burning fire set on stone hearth with exposed brick surround, storage cupboards, telephone point and radiator. Door to:

KITCHEN

10'0" x 7'11" (3.07 x 2.43)



A range of contemporary wall and base units with complementary worksurfaces and tiled surrounds, freestanding Beko oven with 4-ring hob over and stainless steel extractor hood, inset stainless steel sink unit, ample under counter space for appliances, door for rear access, window and door to:

UTILITY ROOM

With wall units and plumbing for a washing machine; window.

Back from the inner entrance hall are stairs to:

FIRST FLOOR LANDING

With radiator, window and doors to:

BEDROOM ONE

14'1" x 10'9" (4.30 x 3.29)



Large double bedroom with large windows overlooking the front, radiator, feature fireplace with decorative surround over and door to:

BEDROOM TWO

14'6" x 7'1" (4.42 x 2.16)



Double bedroom with window overlooking side elevation, radiator, storage cupboards.

BATHROOM

8'11" x 4'5" (2.73 x 1.37)



A white 3-piece suite comprising of a bath with shower over, WC, wash hand basin, ladder style radiator, window, extractor fan.

BEDROOM THREE

12'1" x 10'11" (3.70m x 3.33m)



Double bedroom with large window facing the side garden, radiator, feature fireplace.

EXTERNALLY



There is off road parking available to the front of the property. There is also a large front and side garden with glorious views of the surrounding fells and countryside, mainly laid to lawn with additional out building for storage.

SUPERB FELLS VIEWS



DIRECTIONS

The property can be found by proceeding up the valley and through Eskdale Green. Continue down Bower Bank and baring left passing the Bower House Public house. Continue along the road and immediately after the right hand bend, the property can be found on the left hand side.

COUNCIL TAX

We have been advised by Copeland Borough Council (01946 598300) that this property is currently registered for Business Rates and is subject to small business rates relief. The 2022-23 Council Tax bill provided to us is £0.00 payable,

VIEWING ARRANGEMENTS

To view this property, please contact us on 01946 693931.

NOTES TO BROCHURE

Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. None of the appliances, heating system or fittings included within the sale have been tested or can be assumed to be in full working order. Purchasers are strongly advised to satisfy themselves by way of survey and their own enquiries. The brochure does not constitute a contract, part of a contract or warranty.

THE CONSUMER PROTECTION REGULATIONS 2008

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

MOVING WITH GRISDALES

Moving is an exciting time but only if everything proceeds smoothly. Whether you are selling, letting, buying or renting, we understand that moving home can be a very stressful and daunting prospect. That's why, at Grisdals, we work together as a team, giving dedicated support and advice every step of the way to help your move run as smoothly and efficiently as possible.

FREE MARKET APPRAISAL

If you are thinking of moving, we offer a completely free market valuation and appraisal of your existing home. We will advise you upon an asking price which accurately positions your property in the current market place, maximising viewings and your sale prospects.

LETTINGS AND MANAGEMENT

If you are interested in property as an investment, we can help you every step of the way from Buy to Let advice to effective property letting and management.

SURVEYS AND VALUATIONS

We want your purchase to live up to those dreams, hopes and expectations. You need to know that your new home will not only be a sound investment, but also one which you will enjoy without the worry of the unknown. Grisdals offer a wide range of survey and valuation reports to meet different needs all backed by the qualification, experience and knowledge of a Chartered Surveyor.

MORTGAGE ADVICE BUREAU

Grisdals work with Mortgage Advice Bureau, one of the UK's largest award winning mortgage brokers, offering expert professional advice to find the right mortgage for you. We have access to over 11,000 mortgages from over 90 different lenders across the UK.

Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property.

Mortgage Advice Bureau - Doing what's right for you.

Your home may be repossessed if you do not keep up repayments on your mortgage.

There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed."

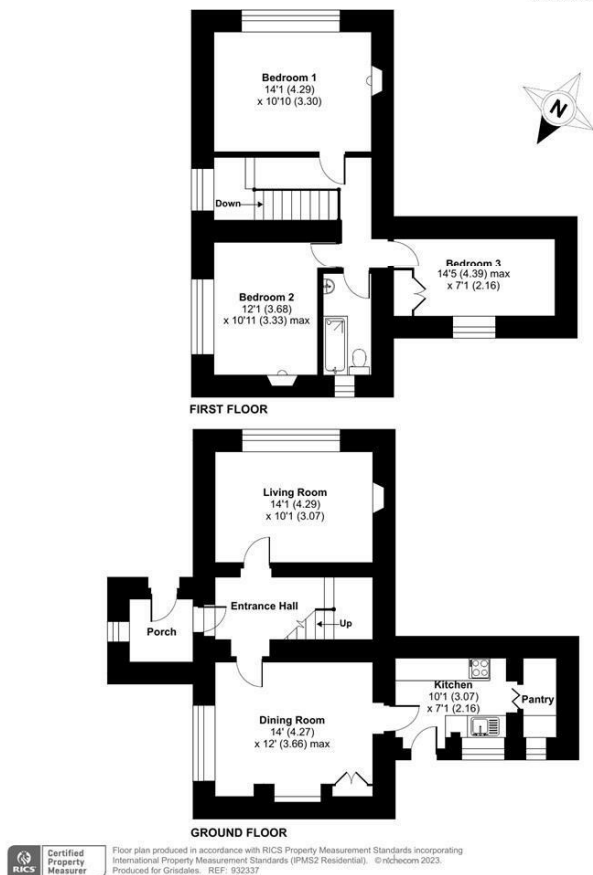
To find out how we can help you realise your dreams, just call your nearest Grisdals office.

Floor Plan

Rigg Cottages, Eskdale, Holmrook, CA19

Approximate Area = 1165 sq ft / 108.2 sq m

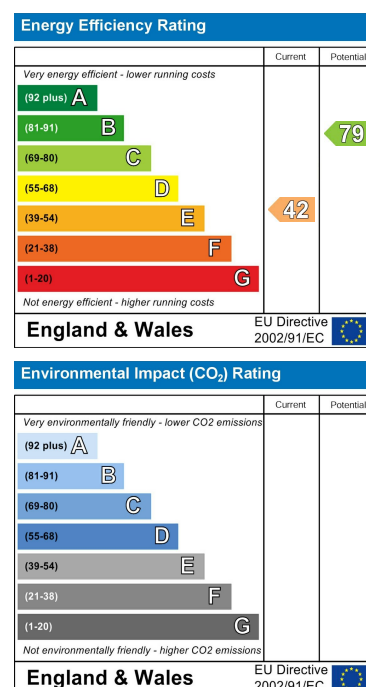
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Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.