



Eskdale Green, Holmrook, CA191TS

£450,000

Showcasing the most beautiful backdrop, with views of fells and fields of the Esk Valley, Green Lodge is the epitome of the perfect Lake District Cottage, perfectly suited for the Eskdale County feels.

Traditional, cosy and full of character, yet surprisingly spacious, warm and inviting, this truly is a gem of a home. Lovingly cared for by its current owners for the past 30 years, the property offers a wonderful blend of charm, comfort and versatility.

At the rear of the home is a stunning, generously sized garden room with triple-aspect views, thoughtfully designed to make the most of the beautiful surroundings whatever the weather. The large, mature garden is a true highlight, offering several peaceful spots to enjoy the sound of the stream rippling by.

Outside, the detached garage sits alongside a useful annex—ideal for visiting guests but also offering fantastic potential as a home office or art studio.

THINGS YOU NEED TO KNOW

The property uses calor gas and mains electricity.

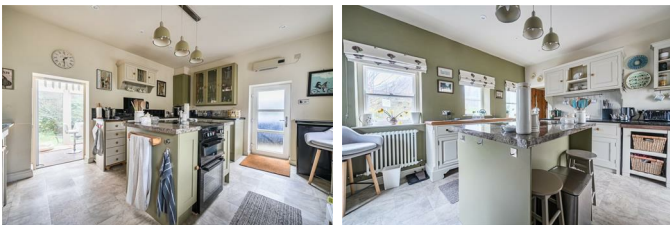
Septic tank: The septic tank has not been surveyed and may not comply with new regulations 'General Binding Rules' (effective 1st January 2020) enforced by the Environment Agency, which did not allow septic tank discharge directly into surface water. It is the responsibility of the Purchaser to ensure that a compliant system is in place at his/her own cost within 12 months of purchase.

Planning permission for the property was previously granted in 2010, has since expired. Please ask for further details.

ACCESS:

KITCHEN

12'5" x 12'4" (3.81 x 3.78)



A beautiful kitchen with a range of green wooden wall and base units with complementary work surfaces alongside matching breakfast bar island and inset Belfast sink, two sliding sash windows with secondary glazing, wall mounted Worcester Calor gas boiler, radiator, door to;

CONSERVATORY

12'1" x 8'6" (3.69 x 2.61)



A uPVC double glazed conservatory with views over the garden and towards the backdrop of the fells, two sets of double doors opening to the garden, stone paved floor, tv point, further door to adjoining;

SUN ROOM

26'6" x 12'10" (8.08 x 3.92)



A beautiful spacious room, full of light and giving stunning garden and fell views, triple aspect uPVC windows, double doors to the garden, solid wood floor, wall mounted electric heater, internal window to dining room, door to Snug.

From the Kitchen, door leads into;

DINING ROOM

13'7" x 12'6" (4.15 x 3.82)



Sliding sash window with window seat, internal window to Lounge/garden room, wood effect floor, radiator, stairs to first floor, wood burning fire with brick surround and tile inset/hearth, understairs storage cupboards, door to;

LIVING ROOM

12'6" x 9'4" (3.82 x 2.87)



A lovely cosy room with two sliding sash windows, radiator, exposed beams, electric fire, built in wooden bookcase, door to lounge/garden room.

BEDROOM TWO

12'11" x 9'7" (3.95 x 2.93)



Double bedroom with sliding sash window and window seat, original cast iron fire surround, radiator, Velux roof light, loft access point.

BATHROOM

11'9" x 7'7" (3.59 x 2.30)



A large family bathroom having a sliding sash window with secondary glazing and window seat, double end bath with central tap and overhead shower with folding shower screen, W.C with macerator, wash hand basin, built in cupboards and shelving, extractor fan, radiator, airing cupboard, plumbing for washing machine.

BEDROOM ONE

13'8" x 11'4" (4.17 x 3.47)



A large double bedroom with dual aspect sliding sash windows plus two Velux roof lights, range of built in shelving and wardrobes, radiator, doorway to;

EN SUITE



Three piece suite comprising of W.C, wash hand basin with storage below and walk in shower with uPVC wall panelling, tiled splash back, wall mounted electric heater.

DETACHED GARAGE

15'11" x 13'11" (4.87 x 4.25)



Detached garage with wooden doors at the front with additional Utility area benefiting from W.C, Hand wash basin and plumbing for wash facilities.

ANNEXE

14'9" x 12'2" (4.52 x 3.72)



Adjoining the garage, this space offers potential studio, craft room, home office, extended accommodation or potential holiday letting space.

EN SUITE



Glazed shower cubicle with folding door, electric shower, tiled splash back, wall mounted electric heater, electric towel radiator, wash basin, extractor fan, tiled floor, door to;

SEPARATE WC

Electric radiator, W.C, door access into the adjoining garage.

EXTERNAL



To the side of the house is a gravel parking area with space for

two vehicles. A wooden picket fence with gates leads to the rear garden with further gravel area, steps down to patio and lawn with mature shrub borders, trees and further seating areas which take in the most fabulous surrounding views over open fields to the western fells. A small beck runs along the rear boundary and there is an outdoor cold water tap.

VIEWS



DIRECTIONS

Leave Whitehaven travelling South on the A595. Continue until reaching Gosforth then take the left turn into the village and continue to the mini roundabout. Take the first exit and follow the road through the village, taking the right turn at Whitecroft, signposted Eskdale. Follow the road through Eskdale Village, pass the village shop and follow over the first railway bridge. Immediately after, Green Lodge is the property in front of you and take the right turn to reach the parking area.

COUNCIL TAX

Cumberland Council advise that this property is in Tax Band D.

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 Grisdales, 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. Grisdales 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.

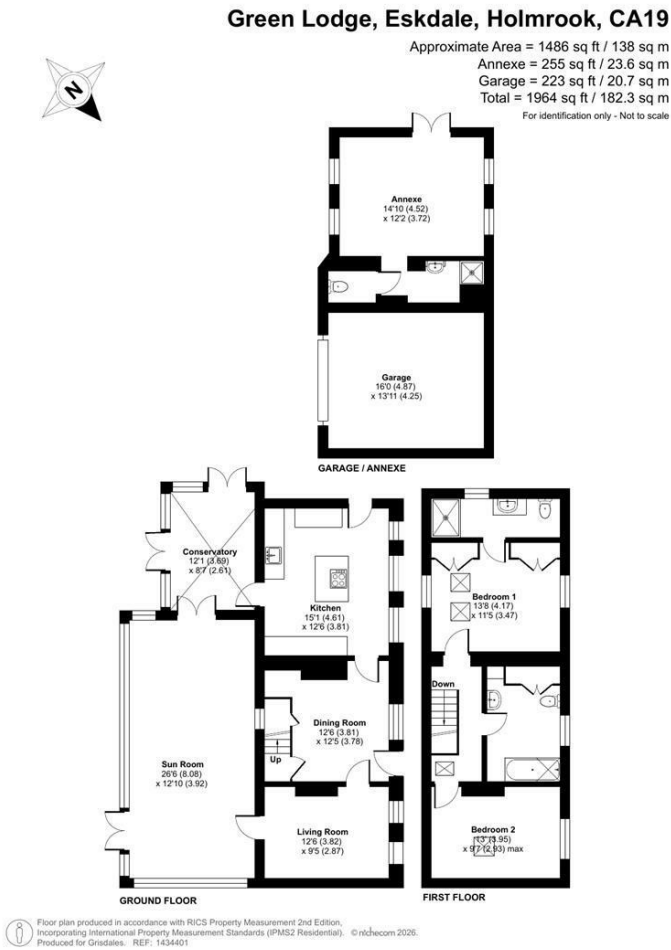
MORTGAGE ADVICE

Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

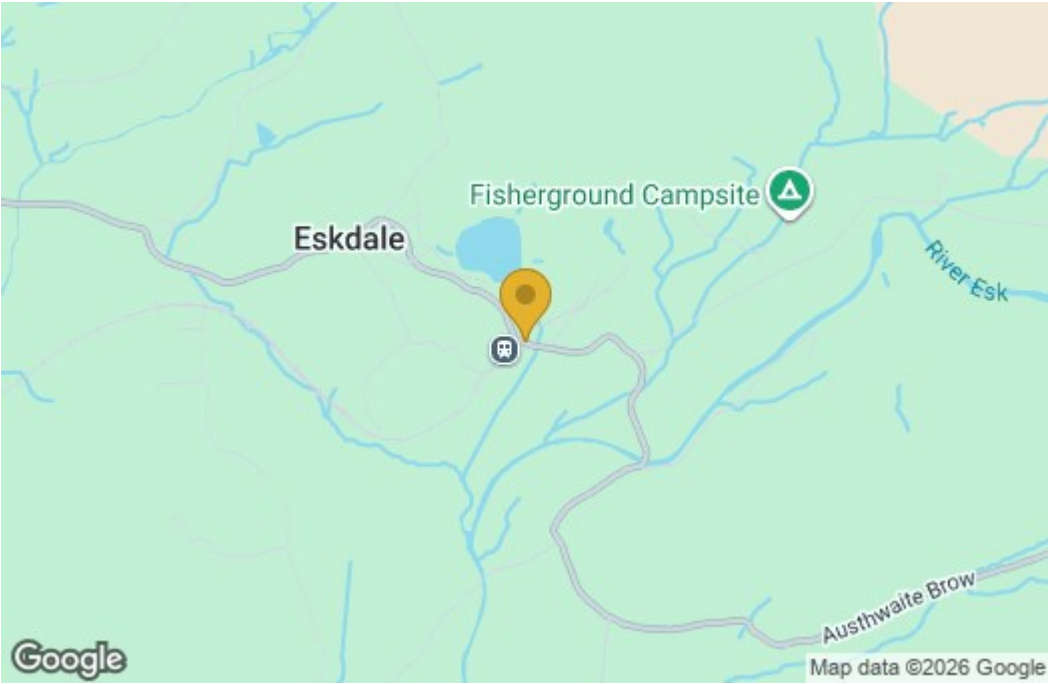
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

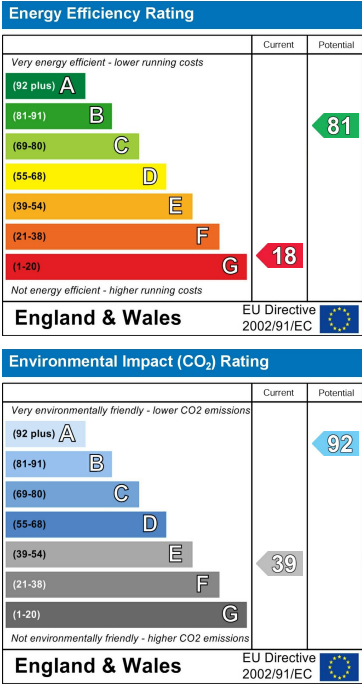
Floor Plan



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.