



Lower oddascales , Holmrook, CA19 1XD

£300,000

For Sale with NO FORWARD CHAIN... This impressive family home is ideally situated in a charming semi-rural setting on a desirable corner plot at the end of the row, boasting beautiful views of the Wasdale Fells and just moments from the area's largest employment hub—offering convenience for commuters.

Located near Drigg Railway Station, on the scenic Cumbrian Coast Line, the village also features a delightful coffee and craft shop. Plus, the peaceful nearby beach provides the perfect retreat for families, children, and dog walkers alike.

Inside, the property boasts generous living space, including bright and welcoming reception rooms, four spacious double bedrooms, a modern family shower room, and an additional ground-floor W.C. The well-proportioned kitchen completes the versatile layout. Outside, enjoy expansive wrap-around gardens, ample off-road parking for multiple vehicles, a garage, and a charming summer house—ideal for entertaining or relaxing. To arrange your viewing, call us today on 01946 693931.

THINGS YOU NEED TO KNOW

The property is Freehold and benefits from mains gas, electric and water supplies.

The property has its own Septic Tank, not shared with any other properties and is located in the bottom left hand side of the garden.

The property has gas central heating throughout, functioning fireplace in the Living Room and underfloor heating in the downstairs W.C.

ENTRANCE



A lovely welcoming, and such a grand space - whether you've been walking up the Fells or down the beach with the pup, the entrance porch is a great space to leave coats and footwear. The porch also benefits from power supplies.

Door to:

HALLWAY

Spacious with stairs to the first floor, understairs storage cupboard and doors to allow access to:

LIVING/DINING ROOM

22'2" x 15'11" (6.78 x 4.86)



Light, airy and neutrally decorated, benefitting from three double glazed multi aspect windows boasting beautiful views of the Wasdale Fells and a further opaque window into the Dining Room.

Door to:

DINING ROOM

11'8" x 10'0" (3.56 x 3.05)



Perfect room to gather the family with two large side and rear aspect double glazed windows with beautiful Fell Views and handy access to the rear garden... the perfect entertaining room for all weathers.

KITCHEN

12'5" x 8'11" (3.81 x 2.72)



Back from the Entrance Hall, Door to the Kitchen

Great space which could be reconfigured to suit your family needs. Currently fitted with a range of wall and base units, inset stainless steel sink unit and ample space for appliances including plumbing for a washing machine. Rear aspect double glazed window and additional door to access the Gardens.

CLOAKROOM

Perfect for families. Handy ground floor W.C with majority tiled and partly paneled walls alongside frosted glass double glazed window.

Back to The Entrance Hall, stairs lead to:

FIRST FLOOR LANDING

Access to:

BEDROOM ONE

16'6" x 11'0" (5.04 x 3.37)



Master Double Bedroom with multi aspect double glazed windows to the front and side aspect boasting beautiful views of the Wasdale Fells and inbuilt storage cupboard

BEDROOM TWO

13'8" x 8'8" (4.17 x 2.65)



Neutrally decorated Double Bedroom with front aspect double glazed window.

BEDROOM THREE

10'11" x 10'11" (3.35 x 3.33)



Double bedroom with rear aspect double glazed window and built in storage cupboard.

BEDROOM FOUR

8'8" x 8'7" (2.65 x 2.62)



Smaller Double Bedroom with rear aspect double glazed window.

BATHROOM / W.C



Contemporary white two piece suite comprising of a corner shower cubicle and wash hand basin benefitting from storage underneath, Double glazed frosted glass window, chrome radiator and easy clean wall coverings
Separate W. with additional frosted glass double glazed window.

FRONT EXTERNAL



Sitting perfectly on a lovely plot allowing for a large front lawn, bonus of off road parking for multiple vehicles and access to:

GARAGE

15'7" x 8'7" (4.75 x 2.63)

Single garage with pull up and over door, power and lighting.

REAR EXTERNAL



Beautiful wrap around gardens continue into a further family sized rear lawned garden with several patio areas, well built Summer Hut with shaded seating options and additional Outbuilding with power supply and lighting.

DIRECTIONS

From Whitehaven take the A595 via Bigrigg, Egremont and Calderbridge. On approaching the village of Holmrook pass the Lutwidge Arms on the Right Hand Side. Before the road bares to the Left, take the Right Turn towards Drigg. Continue along the B5344 passing Smithy Banks on the Right Hand Side. The property can be found on the right hand side and it is the first detached property from this Direction.

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COUNCIL TAX

We have been advised by Cumberland Council (0303 123 1702) that this property is placed 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.

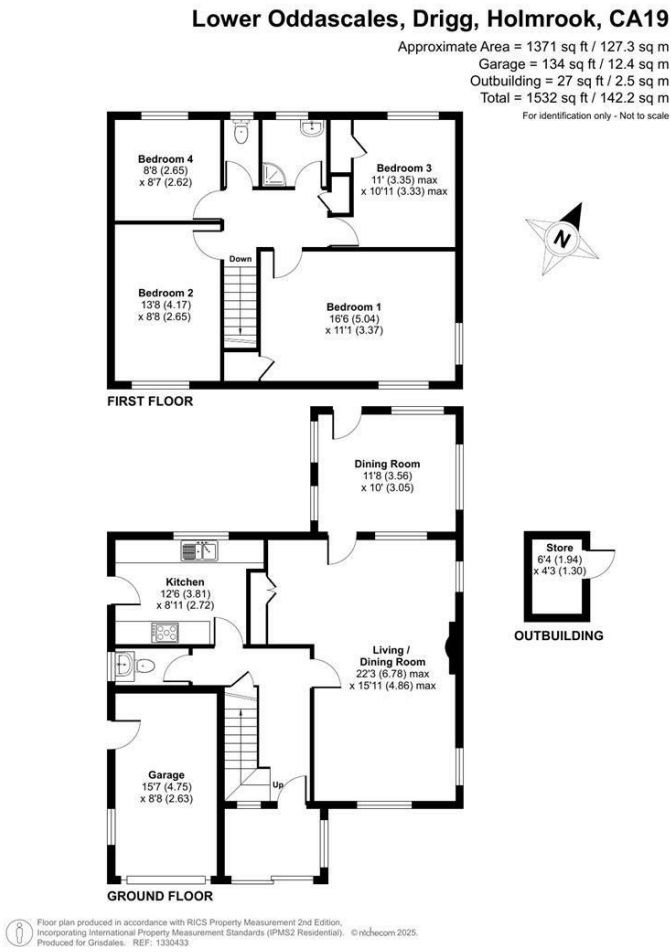
MORTGAGE ADVICE

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.

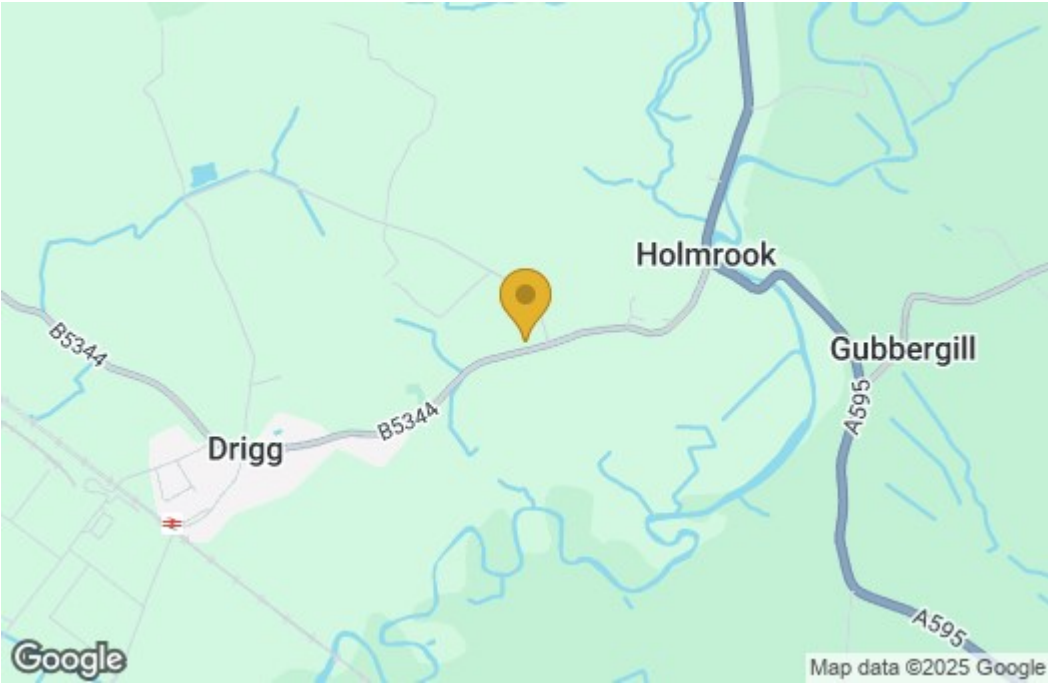
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

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.

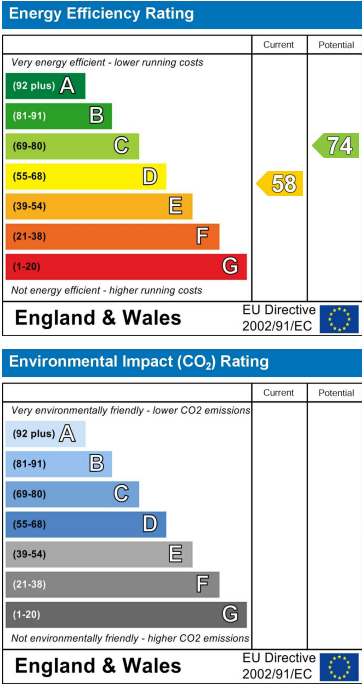
Floor Plan



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.