GRISDALES
PROPERTY SERVICES

Anglair Drie Anglair Drie, Holmrook, CA19 1UH

£368,000

OFFERED WITH NO FORWARD CHAIN! This stunning property is sure to catch your attention! Anglair Drie has gorgeous grounds running down to the River Irt with private fishing rights making it stand out from the crowd!

The property offers great accommodation including a sizeable lounge with wood burner, a second reception room with wood burner, a modern kitchen, downstairs WC, conservatory, utility room, integral workshops outbuildings, three spacious bedrooms and a family bathroom. The property has a gated driveway leading to lovely gardens, including landscaped patio, decking and natural woodland with summerhouse to sit down, relax and enjoy the peace and quiet.

The property being inside the Lake District National Park is handily placed for the lakes and fells and within easy travelling distance of major towns and employment centres. What more could you be looking for in your next home?? Take advantage of this opportunity and call us today on 01946 693931 to take a look around.

THINGS YOU NEED TO KNOW
The property benefits from Gas central heating, Double glazing, mains water / drainage and electricity.

ENTRANCE
Is via a wooden door with tiles canopy over, leading into:

VESTIBULE
Glazed door, neutral stone flooring.

ENTRANCE HALL
Part glazed door, leading into spacious hallway with neutral stone tiled flooring. radiator, double glazed window. Doors leading to:

LOUNGE
14'5" x 12'11" (4.41 x 3.94)

Side aspect double glazed windows, wood burning stove, television and telephone points, radiator. Continuation of neutral stone flooring.

CLOAKROOM
Side aspect double glazed window. Two piece suite comprising of WC and wash basin. Radiator, storage cupboard and neutral stone floor tiling.

DINING ROOM
14'9" x 13'4" (4.50 x 4.08)

Front and side aspect double glazed windows, log burning stove, television point, large storage cupboard and radiator. A further continuation of neutral stone floor tiling.

KITCHEN
13'1" x 10'11" (3.99 x 3.35)

With a range of cream bespoke wall and base units with complementary oak work surfaces. Integrated fridge and dishwasher, wine rack, range cooker incorporating seven ring gas burner, four ovens, grill and extractor fan above, radiator and beige stone floor tiling, side aspect double glazed window.

CONSERVATORY
9'4" x 9'4" (2.86 x 2.86)

The current owners have fitted a new roof whilst owning the property. Beige stone floor, double patio doors leading to rear external. Door leading to:

UTILITY ROOM
8'8" x 6'1" (2.65 x 1.87)

With a range of white wall and base units with work surfaces. White tiled splashbacks with mosaic border, plumbing fitted. Door leading to:

STORAGE BUILDING AND WORKSHOP
7'11" x 6'5" (2.43 x 1.98)
With a range of shelving units. Door to leading to garden.

FIRST FLOOR LANDING

1.5 year old Stair lift can be included within the sale price.
Side aspect double glazed window, radiator, storage cupboard, access to loft. Doors leading to:

BEDROOM 1

15'5" x 11'0" (4.71 x 3.37)

Double in size, side aspect double glazed window, radiator, double fitted wardrobe, cupboard housing wall mounted Worcester boiler, laminate flooring.

BEDROOM 2

13'3" x 11'6" (4.06 x 3.52)

Rear aspect double glazed window, radiator, double in size.

BEDROOM 3

13'0" x 10'10" (3.98 x 3.32)

Front aspect double glazed window, double in size, radiator, double fitted wardrobes.

BATHROOM

Three piece suite comprising of WC, wash basin and bath with electric shower over. Wall tiling, vinyl flooring and radiator.

FRONT EXTERNAL

Mature hedge surrounding front garden with small lawn area.

SIDE EXTERNAL

Wrap-around gardens to three sides of the property. Double gated entrance to drive. Patio seating area.

REAR EXTERNAL

Patio, shillied and lawn areas. The property comes with summer house. There are fishing rights in the river Irt to the bottom of the garden and gorgeous views of Scafell Pike.

EXTERNAL NIGHT

OUTLOOK

Fantastic Lake District and countryside views, complementing the flow of the river.

DIRECTIONS

.From Whitehaven take the A595 via Bigrigg, Egremont and Calderbridge. On approaching the village of Holmrook pass the Lutwidge Arms on the right and the property can be located on the left hand side bearing a Grisdales For Sale board.
W3W: ///gardens.entertainer.agency

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.

*Please note these details have yet to be approved by the vendors.

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.

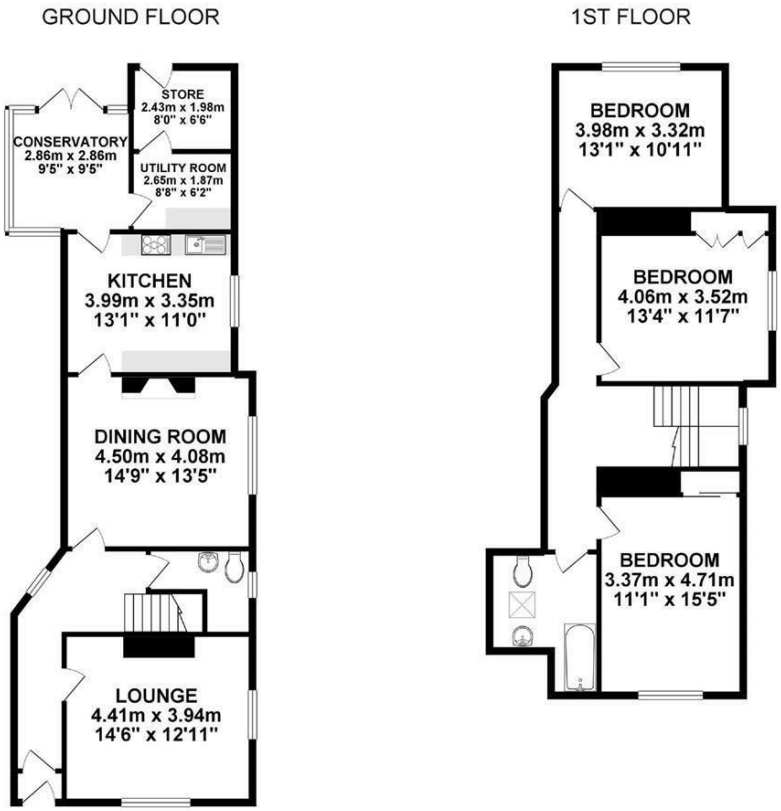
MORTGAGE ADVICE

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



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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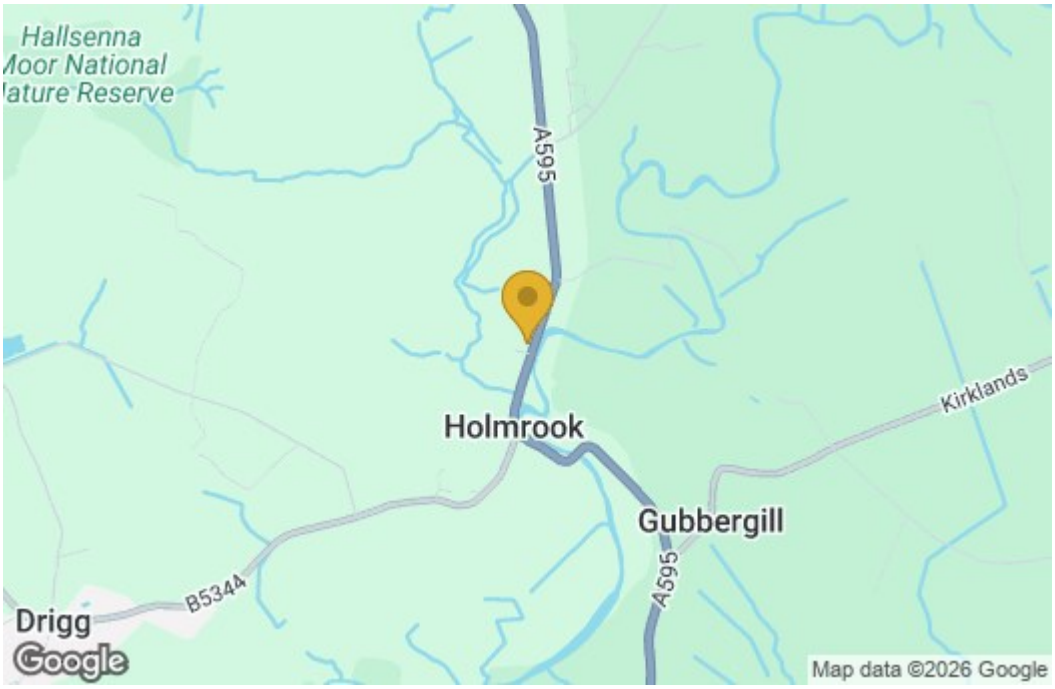
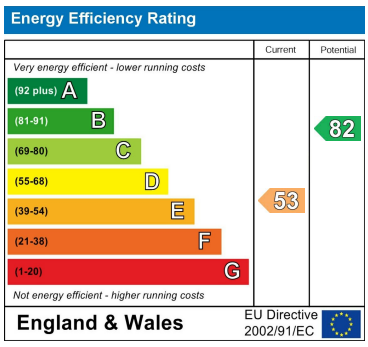
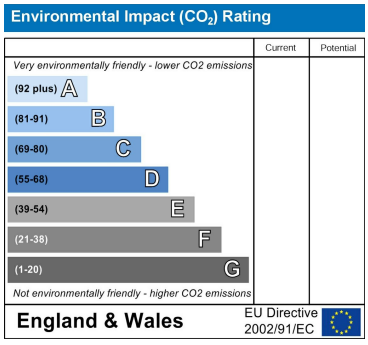
Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.