GRISDALES
PROPERTY SERVICES

Belle Vue , Holmrook, CA19 1XG

£150,000

Having been a much loved family home, passed down through generations, this semi-detached house now presents a unique opportunity for those seeking a project in a picturesque countryside setting to make it a loved home once more.

The house is in need of full renovation, allowing you to put your personal stamp on it and create a home that perfectly suits your tastes and lifestyle. Imagine transforming the interiors to reflect your vision while enjoying the stunning countryside views that surround the property.

With two spacious reception rooms and three well-proportioned bedrooms, the property offers ample space for family living.

Drigg is a popular location, it provides a wonderful backdrop for those who appreciate the beauty of rural life while still being within reach of local amenities. This property is ideal for buyers looking to invest in a home that offers both potential and a serene lifestyle.

With its promising features and desirable location, this semi-detached house is a blank canvas waiting for the right owner to breathe new life into it. Don't miss the chance to explore the possibilities, call us today on 01946 693931 to take a look around.

THINGS YOU NEED TO KNOW

The heating system is by solid fuel back boiler.
The property benefits from mains water and electricity.
The drainage system is by way of septic tank located int eh rear yard and is not shared with any other properties.

ENTRANCE

Is via UPVC front door into:

HALLWAY

Doors leading to:

LIVING ROOM

10'11" x 10'6" (3.34 x 3.22)

Front aspect double glazed window, wood burning stove set within fireplace.

DINING ROOM

12'9" x 10'4" (3.91 x 3.17)

Rear aspect double glazed window, understairs storage cupboard. Built in dresser. Fireplace with back boiler.

KITCHEN

9'8" x 8'0" (2.97 x 2.45)

Range of wooden wall and base units with work surfaces. Sink and drainer unit, cream wall tiling.

BATHROOM

Three piece suite comprising of bath, WC and wash basin, side and rear aspect double glazed windows, wooden wall panelling.

LEAN TO/SUNROOM
9'4" x 8'7" (2.85 x 2.63)

With UPVC door leading to side external.

FIRST FLOOR LANDING
With doors leading to:

BEDROOM ONE
14'0" x 10'10" (4.29 x 3.32)

Front aspect double glazed window, double in size, decorative fireplace.

BEDROOM TWO
12'9" x 8'9" (3.89 x 2.68)

Rear aspect double glazed window. Double in size.

BEDROOM THREE
9'4" x 8'0" (2.85 x 2.45)

Rear aspect glazed window, single in size.

FRONT EXTERNAL

Gated pathway leading to front door.

REAR EXTERNAL

Good sized yard area to the back of the property, requires attention.

VIEWS

Scenic, rural views.

DIRECTIONS

From Holmrook, take the right hand turn up the hill towards Drigg. Continue along the B5344 where the property can be found on the left hand side displaying a Grisdales For Sale Board.

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COUNCIL TAX

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

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

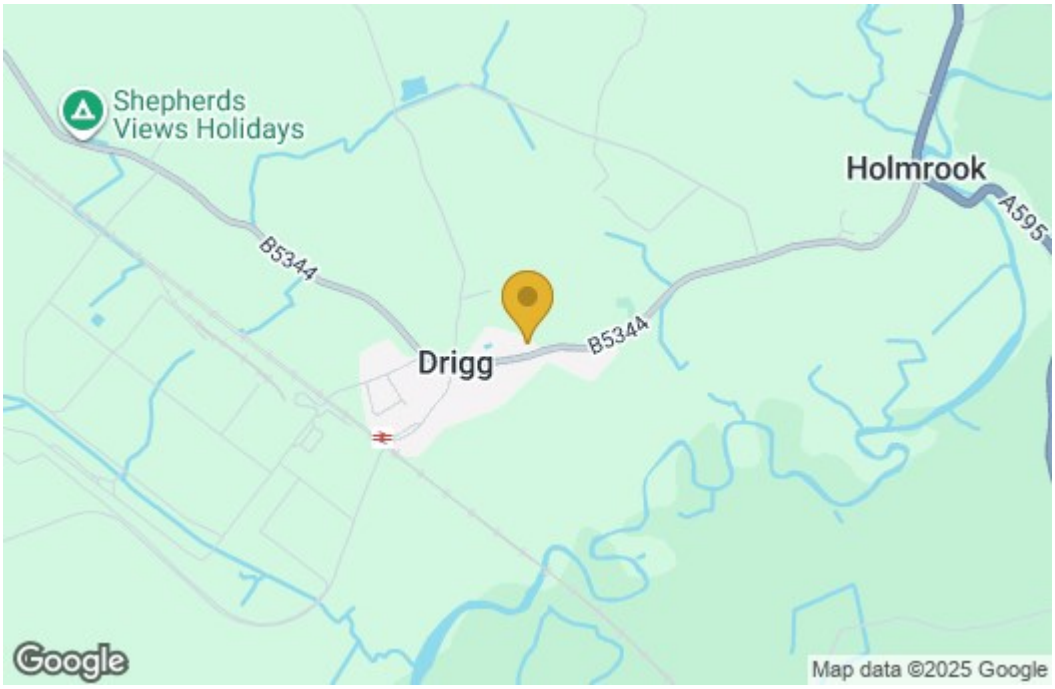
Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

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.

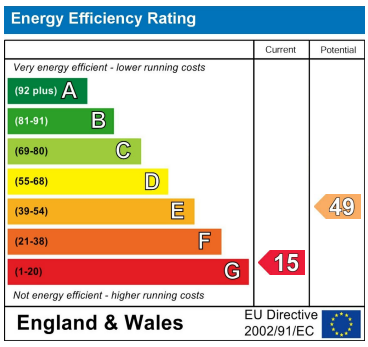
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

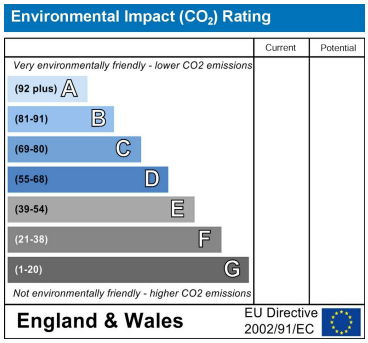
Floor Plan

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