GRISDALES
PROPERTY SERVICES

Whitegate Stubble Green, Holmrook, CA19 1XS

£295,000

If you want all the internal and external space of a detached property but the price tag of a semi - detached property then STOP scrolling and feast your eyes on this!
Generous in scale and full of possibility, this four-bedroom, two-bathroom home brings together space, sunlight, and versatility in all the right ways. At its heart, a wide open-plan living area flows into a full-sized sunroom — a light-filled area that shifts effortlessly from quiet mornings to evenings of entertaining.
The garden offers more than just green space — it's home to established fruit trees, plenty of room to grow, and an open invitation to be outdoors when the weather calls for it. Inside, each room has been designed with function in mind, including well-sized bedrooms, two full bathrooms, and seamless transitions between shared and private spaces.
Off road parking to the side adds daily ease and hassle free living and if you don't want to take the car out then it's a hop skip and a jump to the beach or the railway Station is just a short stroll away.
This isn't just a place to live — it's a property with presence, flexibility, and a natural rhythm that suits how people really live today.

THINGS YOU NEED TO KNOW

The property benefits from Solar panels, owned by the current Vendor where a return income is payable.
Heating is by way of gas boiler providing a supply to economic skirting heating.
The entire electric system was rewired with new consumer unit 2022.
The property drainage is by way of septic tank, this is located in the rear garden.

ENTRANCE

Entrance via part glazed UPVC front door leading into:

VESTIBULE

Two side aspect double glazed windows. Wooden door leading into:

KITCHEN

19'7" x 9'8" (5.99 x 2.96)

With a range of cream wall and base units with complementary oak work surfaces. Inset sink and drainer unit. Integrated dishwasher, oven and microwave. Integrated electric hob with extractor fan above. Side and rear aspect double glazed windows. Breakfast bar seating area. Laminate flooring.

HALLWAY

Part glazed UPVC door leading into the hall with two storage cupboards (one housing the heat store tank). Door leading to:

DOWNSTAIRS SHOWER ROOM

Three-piece suite comprising of walk-in shower with UPVC shower panels, WC and wash basin. Front aspect double glazed window. Heated towel rail.

SUN ROOM

14'6" x 13'10" (4.44 x 4.23)

Triple glazed windows, oak laminate flooring. French doors opening to rear external. Open doorway leading into:

LIVING/DINING ROOM

22'2" x 16'7" (6.76 x 5.06)

Comprised of two halves. One side with a log burning stove with wooden fireplace surround and set on hearth. Built in storage shelving. leading into second-half of living space. Two front aspect double glazed windows. From this room there is the:

STAIRCASE

Leading to 1st floor landing. Doors leading to:

BEDROOM ONE

16'7" x 9'7" (5.06 x 2.93)

Double in size. Rear aspect, double glazed window. Door with stairs leading up to:

ATTIC SPACE

23'8" x 14'0" (7.23 x 4.28)

Velux windows, perfect for storage.

BEDROOM TWO
16'7" x 9'4" (5.06 x 2.86)

Double in size. Two front aspect double glazed windows with countryside views.

BEDROOM THREE
9'9" x 8'3" (2.98 x 2.53)

Double in size. Front aspect double glazed window, Radiator.

BEDROOM FOUR
8'3" x 7'0" (2.52 x 2.14)

Single in size. Side aspect double glazed window, Radiator.

W.C
Two-piece suite comprising of WC and wash basin. Side aspect double glazed window.

BATHROOM

Four-piece suite comprising of bath with overhead shower, walk-in shower cubicle with UPVC panelling. WC and wash basin set within unit. Wall mounted mirror with lighting. Rear aspect double glazed window. Heated towel rail.

FRONT EXTERNAL

Paved patio area leading up to the side off the property allowing for off-road parking for two vehicles.

REAR EXTERNAL

Grass lawned area alongside patio seating areas. The garden is beautifully presented with mature trees and shrubbery alongside multiple fruit trees.

ARIEL PHOTOGRAPHY

SURROUNDING VIEWS

The scenic, countryside views offer a peaceful and rural lifestyle.

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 1231702) that this property is placed in Tax Band D.

VIEWINGS

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.

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

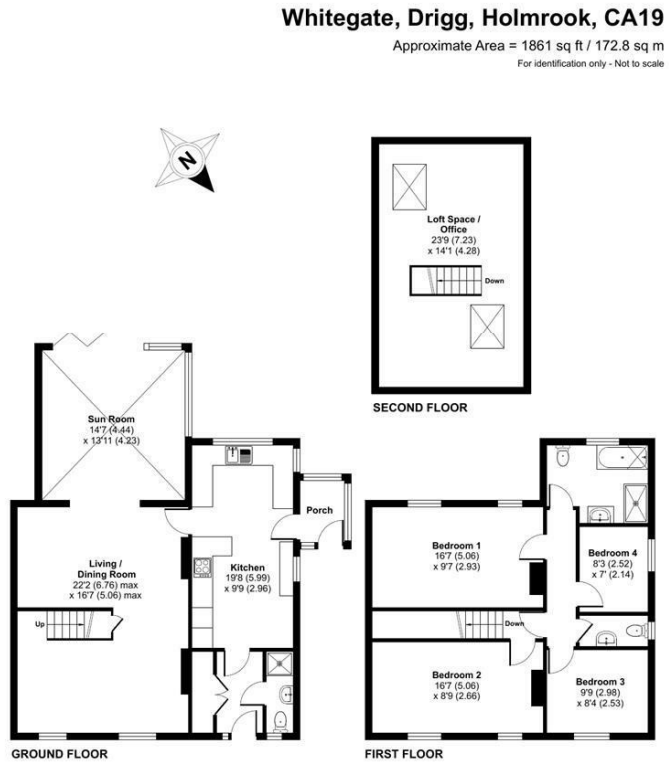
We want your purchase to live up to those dreams, hopes and expectations. You need to know that your new home will not only be a sound investment, but also one which you will enjoy without the worry of the unknown. Grisdales offer a wide range of survey and valuation reports to meet different needs all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

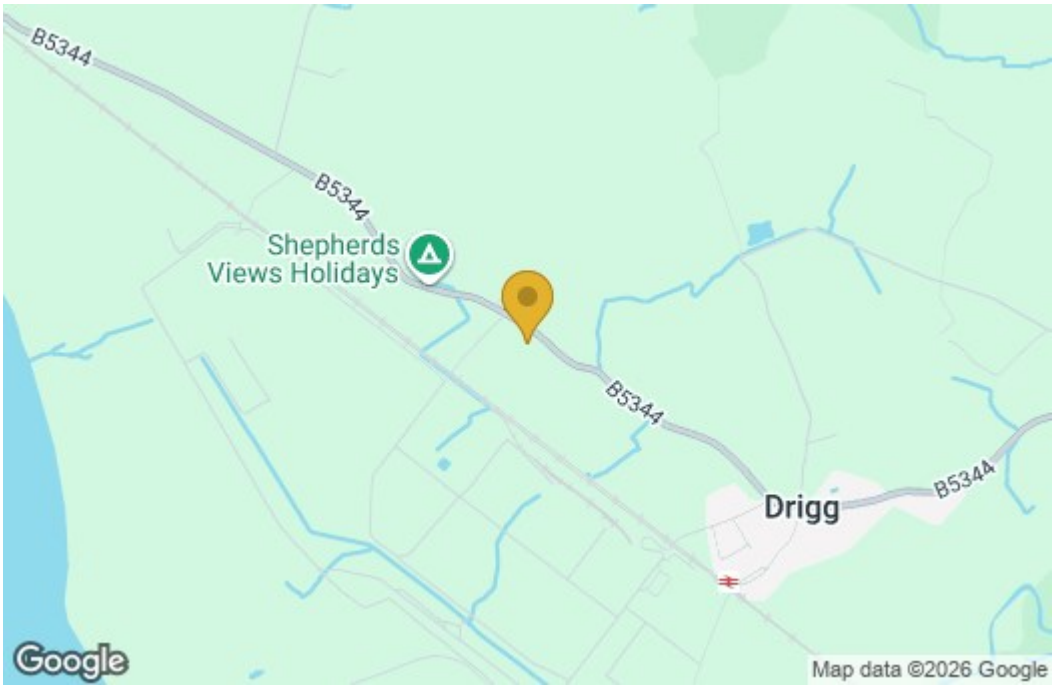
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice.

Floor Plan

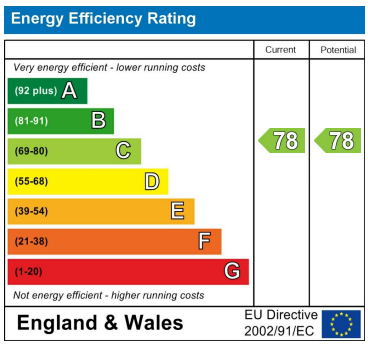


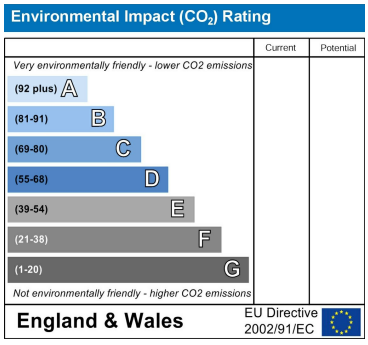
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Grisdales. REF: 1363279

Area Map



Energy Efficiency Graph





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