



GRISDALES

PROPERTY SERVICES



3 Stubble Green, Holmrook, CA19 1XT

£199,950

Located in the picturesque village of Drigg, this four DOUBLE bedroom home could be great for your growing family with so much to love. This property boasts two reception rooms, ideal for hosting guests or simply relaxing with the family, a contemporary family bathroom alongside extensive gardens which surround the property are perfect for outdoor entertaining, whether it's a summer family get together or a peaceful evening enjoying the stunning views of Scafell.

Situated in a semi-rural area, this home offers a tranquil lifestyle while being conveniently close to our areas largest employment hub, making commuting a breeze. The combination of a great size family home, beautiful surroundings, and proximity to essential amenities makes this property a fantastic opportunity for those looking to settle in a peaceful yet well-connected location.

With NO CHAIN and a motivated seller, don't miss out on the chance to make this lovely house your new home in the heart of the English countryside.

Helping you find your perfect new home...

www.grisdales.co.uk

46/47 King Street, Whitehaven, Cumbria, CA28 7JH | T: 01946 693 931 | E: whitehaven@grisdales.co.uk

THINGS YOU NEED TO KNOW

The property is freehold and offers mains gas, electric and water supplies.

The property has a septic tank shared with 6 neighboring properties.

ENTRANCE HALL



Part glazed uPVC double glazed front door, stairs to the first floor and doors to:

RECEPTION ROOM

14'6" x 11'6" (4.42 x 3.53)



Front aspect bay window, Feature fireplace set in oak surround and electric stove, radiator.

DINING ROOM

15'7" x 12'2" max (4.75 x 3.71 max)



Dual aspect rear and side facing windows, electric fire sat nicely in a brick surround, understairs storage cupboard housing the boiler and door to:

KITCHEN

9'3" x 8'5" (2.84 x 2.59)



Range of wall and base units with complimentary work surfaces and surrounds, inset sink unit with mixer tap and tiled splash back, Space for a freestanding cooker with stainless steel extractor hood over, plumbing, side aspect window and door to:

SUN ROOM

13'5" x 6'2" (4.11 x 1.88)



Handily used for storage or additional utility space with access to the rear.

W.C

Low level W.C.

BACK FROM THE ENTRANCE HALL

STAIRS TO:

FIRST FLOOR LANDING

Doors to:

BEDROOM ONE

15'5" x 12'4" (4.72 x 3.76)



Double bedroom with front facing window and fitted wardrobes.

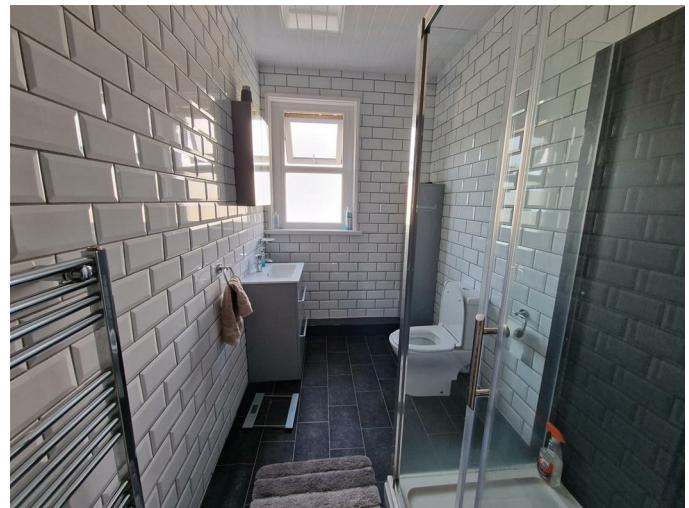
BEDROOM FOUR

9'8" x 9'4" (2.97 x 2.87)



Double bedroom with rear facing window.

SHOWER ROOM



Fitted with a contemporary three piece suite comprising of a shower cubicle with rainfall shower, W.C, wash hand basin, rear aspect window, tiled walls and flooring.

BACK FROM THE FIRST FLOOR LANDING

STAIRS TO:

SECOND FLOOR LANDING

Doors to:

BEDROOM TWO

15'5" x 15'3" max (4.72 x 4.67 max)



Double bedroom with velux window and exposed brickwork.

BEDROOM THREE

15'5" x 12'5" max (4.72 x 3.81 max)



Double bedroom with velux window and exposed brickwork.

EXTERNAL FRONT



Sit pleasantly at the end of the terrace surrounded by beautiful views. The property benefits from off road parking.

EXTERNAL REAR



Perfect seating area for that morning cup of coffee and access to the large outbuilding/ store rooms.

STORE 1

9'1" x 8'7" (2.77 x 2.64)



STORE 2

9'3" x 6'9" (2.82 x 2.06)

EXTERNAL SIDE



Extensive plot perfect for family, mainly laid to lawn, with rockery garden and a variety of shrubs with open countryside views.

COUNCIL TAX

We have been advised by Copeland Borough Council (01946) 852585 that this property is placed in Tax Band B

DIRECTIONS

From Holmrook, take the right hand turn up the hill towards Drigg. Continue along the B5344 passing Station Road and the property can be found on the right hand side before the farm displaying a Grisdales For Sale Board.

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.

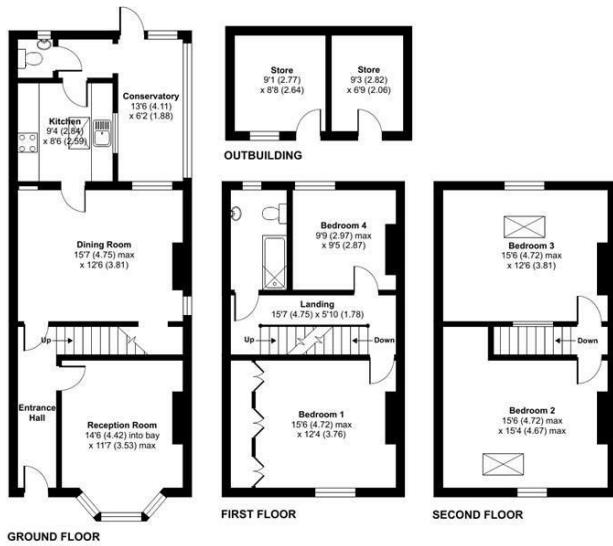
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

Floor Plan

Stubble Green, Drigg, Holmrook, CA19

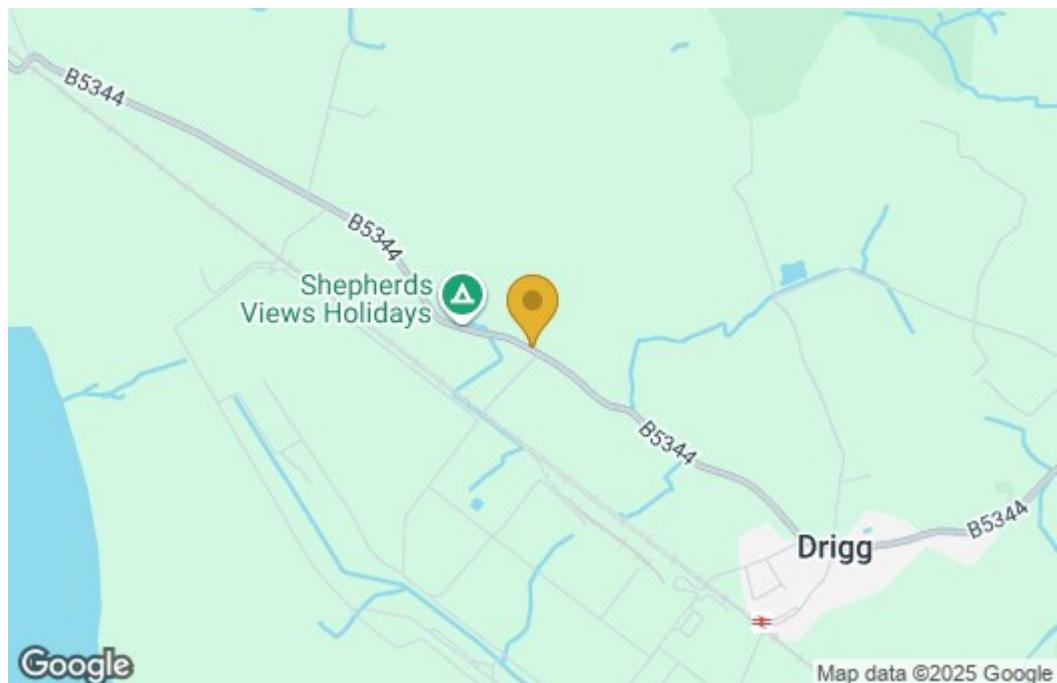
Approximate Area = 1568 sq ft / 145.7 sq m
 Outbuilding = 146 sq ft / 13.6 sq m
 Total = 1714 sq ft / 159.2 sq m

For identification only - Not to scale

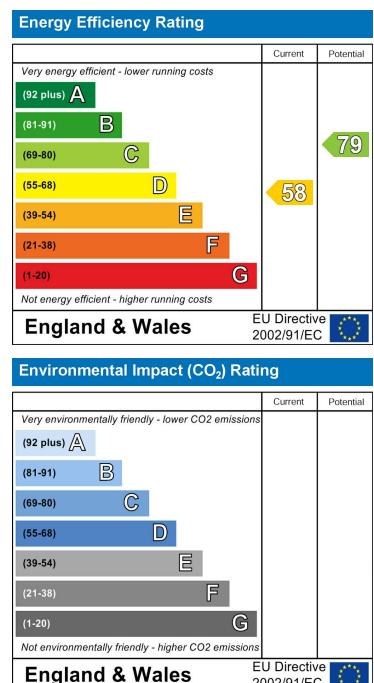


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Grisdales. REF: 1215525

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.

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