GRISDALES
PROPERTY SERVICES

Emlin Hall Emlin Hall, Beckermet, CA21 2YL

£329,950

Perfectly situated in the charming village of Braystones, Beckermet, this beautifully presented Victorian cottage offers a rare opportunity for those seeking a tranquil retreat with ample space. The property boasts three inviting reception rooms, perfect for both entertaining guests and enjoying quiet family evenings. With three well-proportioned bedrooms, there is plenty of room for a growing family or for hosting visitors.

The cottage features a thoughtfully designed bathroom, ensuring comfort and convenience for all residents. One of the standout aspects of this property is the extensive plot it occupies, providing a generous outdoor space that can be enjoyed year-round.

Additionally, the property offers plenty of off-road parking, a valuable asset in this picturesque area. Whether you are drawn to the serene surroundings or the opportunity to enhance this delightful cottage, this home is sure to impress. Don't miss your chance to own a piece of Braystones; it truly is a unique find in today's market. Don't delay, call us today on 01946 693931 to take a look around this gorgeous home.

THINGS YOU NEED TO KNOW
The property benefits from gas central heating, double glazing, mains water and mains electric.
The property drainage is via a soak away at the top of the garden.

ENTRANCE
Via large wooden front door into:

HALLWAY
Radiator, side aspect double glazed window.

DOWNSTAIRS BATHROOM

Four piece suite comprising of bath, walk in shower, WC (in separate room) and Wash basin, ladder style radiator, wall tiling, frosted double glazed window.

KITCHEN
9'8" x 6'3" (2.96 x 1.93)

Range of wooden wall and base units with complementary work surface, integrated electric oven and hub with extractor fan above. Inset sink and draining unit, floor and wall tiling, plumbing for washing machine, door leading to small room housing wall mounted BAXI boiler. Double glazed window.

DINING ROOM
11'3" x 8'7" (3.45 x 2.62)

Side aspect double glazed window, radiator.

RECEPTION ROOM / LOUNGE
16'6" x 12'3" (5.03 x 3.74)

Rear aspect double glazed window, radiator, log burner, USB sockets, door leading to first floor stairs.

RECEPTION / DINING ROOM (EXTENSION)
17'3" x 13'3" (5.27 x 4.06)

Extension built onto the original external stonewall of the main building. Sky light window alongside 2 internal windows looking into lounge and also two rear respect windows with garden view. Under floor heating alongside control system. A composite door allowing access to the front driveway and external grounds.

1ST FLOOR LANDING
Glass hatch leading to loft space. Doors leading to:

BEDROOM 1
12'4" x 12'0" (3.76 x 3.67)

Double in size, radiator, side aspect double glazed window, original wooden flooring.

BEDROOM 2
11'2" x 8'11" (3.42 x 2.73)

Double in size, radiator, rear aspect double glazed window.

BEDROOM 3
11'3" x 8'9" (3.44 x 2.68)

Side aspect double glazed window, single in size, radiator, original wooden flooring.

EXTERNALLY

Extensive grassed lawn area with field view behind. Wildflowers growing on the bank surrounding the property. There is also a log store. The external of the property is accessible at any time of day or night, using the handy security lights that are fitted. Electric sockets fitted.

DRONE PHOTOGRAPHY

PARKING
There is driveway parking for multiple vehicles.

DIRECTIONS
Heading out of Whitehaven Town Centre onto Inkerman Terrace, turn right following the A595 all the way to the right turning onto the B5345. Take the first left turning off the B5345 following the road along, Emlin Hall can be identified on the right by a Grisdales for sale sign.

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

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
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.

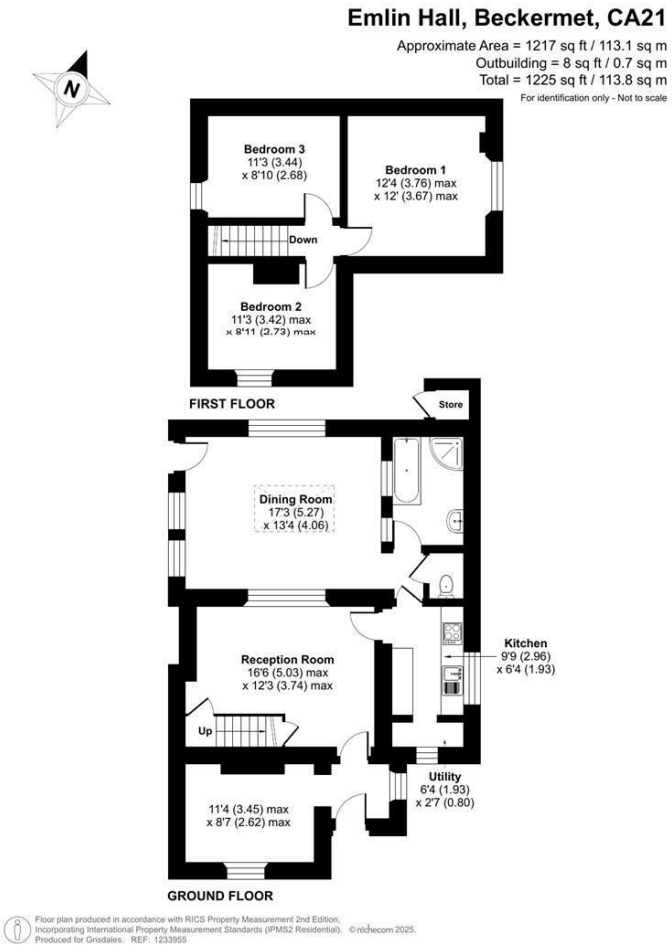
MORTGAGE ADVICE
Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the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

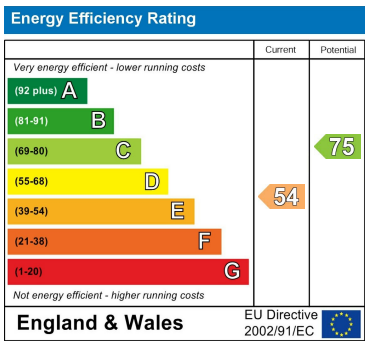
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

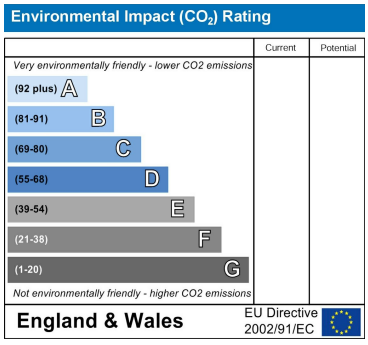
Floor Plan



Area Map

Energy Efficiency Graph





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