



# GRISDALES

PROPERTY SERVICES



## The Thorns , Holmrook, CA19 1TG

**£485,000**

A place where time slows and the fells unfold in quiet, breathtaking beauty beyond your window. Set within a truly tranquil pocket of the countryside, this distinctive home rests gently against the backdrop of the Eskdale Valley, where far-reaching views unfold in soft, ever-changing tones. The setting is wonderfully still—broken only by birdsong and the distant rhythm of nature—creating a calming retreat that feels a world away from the pace of modern life.

The property is embraced by generous grounds that invite quiet moments outdoors, whether it's morning coffee in the fresh valley air or evenings watching the light fade across the fells. Ample off-road parking and practical outdoor storage blend seamlessly into the setting, offering convenience without compromising the sense of space and seclusion.. and for those animal lovers, there is also a field with pony shelter included in the slae.

Inside, the home reveals a rich tapestry of character, with charming, time-worn features that add depth and warmth to every room. Each space feels considered and comforting and allows room for modernisation and upgrade.

Call us today on 01946 693931 to take a look around.

Helping you find your perfect new home...

[www.grisdales.co.uk](http://www.grisdales.co.uk)

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## THINGS YOU NEED TO KNOW

Probate is currently ongoing for this property. The property drainage is via septic tank; as per the regulations introduced on 1st January 2020 we would advise the prospective buyer to check it complies with current regulations.

## ENTRANCE

Entrance is via part glazed door into vestibule with wooden pannelled ceilings and exposed stone walls. Large side aspect windows allows natural light to flow in. Leads straight through into:

## HALLWAY

Stairs to first floor. Door leading to:

## LIVING ROOM

16'4" x 11'6" (4.98 x 3.53)



Dual aspect windows; one with window seat. Stove set within stone fireplace alongside slate hearth, open archway leading to:

## KITCHEN/DINER

17'9" x 10'1" (5.43 x 3.08)



The kitchen area is fitted with a range of wooden wall and base units with fitted work surfaces, Wood pannelled wall covering, side aspect window, inset sink and drainer unit with mixer tap and tiled splash backs. Side aspect window, door leading into:

## UTILITY ROOM

10'0" x 8'0" (3.06 x 2.45)

Wall mounted shelving, loft access hatch, side aspect window, panelling covering the walls.

## W.C

5'0" x 3'10" (1.54 x 1.17)

Two-piece suite comprising of W.C, wash hand basin, wall mounted storage cupboard.

## SIDE PORCH

Panelled walls. Part glazed stable wooden door leading to the side external. Door to:

## RECEPTION ROOM TWO

12'7" x 11'9" (3.85 x 3.60)



Leading in from the kitchen; Side aspect window, radiator.

## DOWNSTAIRS BATHROOM

16'6" x 10'10" (5.04 x 3.32 )



Four-piece suite comprising of walk-in shower with tiling, WC wash basin and bidet. The bathroom is large in size and offers built-in storage cupboards, ceiling mounted clothes airer, radiator, storage heater, side aspect window.

## LIVING ROOM / SNUG

16'9" x 16'4" (5.13 x 4.99)

This space offers exposed ceiling timbers, adding to the character of the property, radiator, open archway leading to:

## BEDROOM ONE

16'9" x 16'4" (5.13 x 4.99)



large double in size, radiator, night storage heater, eaves storage space, exposed ceiling timbers and apex beams. Front aspect window.

## BEDROOM TWO

6'9" x 6'9" (2.08 x 2.07)



Side aspect window overlooking the fells, single in size, exposed ceiling timbers, sloping ceiling.

## BEDROOM THREE

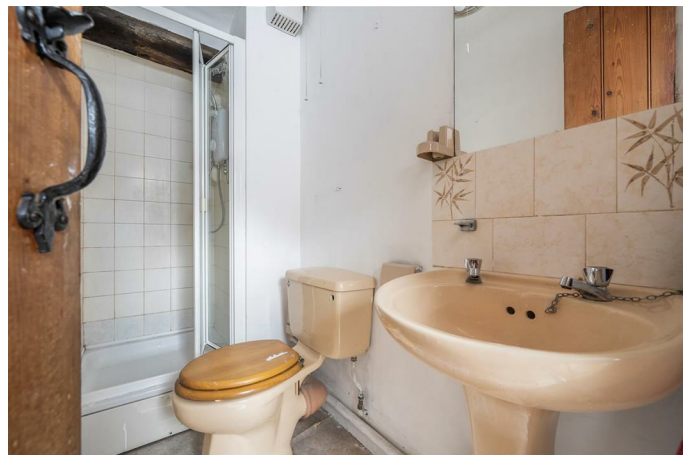
9'3" x 9'3" (2.82 x 2.82)



Single in size, velux window, traditional exposed beams.

## SHOWER ROOM

8'0" x 3'6" (2.45 x 1.09)



Three-piece suite comprising of W.C, wash hand basin and walk-in shower.

## EXTERNALLY



Extensive grounds surrounding the side and rear of the property. Gated driveway allows access for multiple vehicles. There is a large detached outbuilding which offers scope for conversion subject to planning or a great space to use as a workshop.

There is also a field with pony shelter and running water supply.

## VIEWS



Uninterrupted, beautiful views over the Eskdale Valley.

## DIRECTIONS

W3W///tall.messy.added

## COUNCIL TAX

We have been advised by Cumberland Council (0303 1231702) that this property is placed in Tax Band E.

## 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.

## 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.

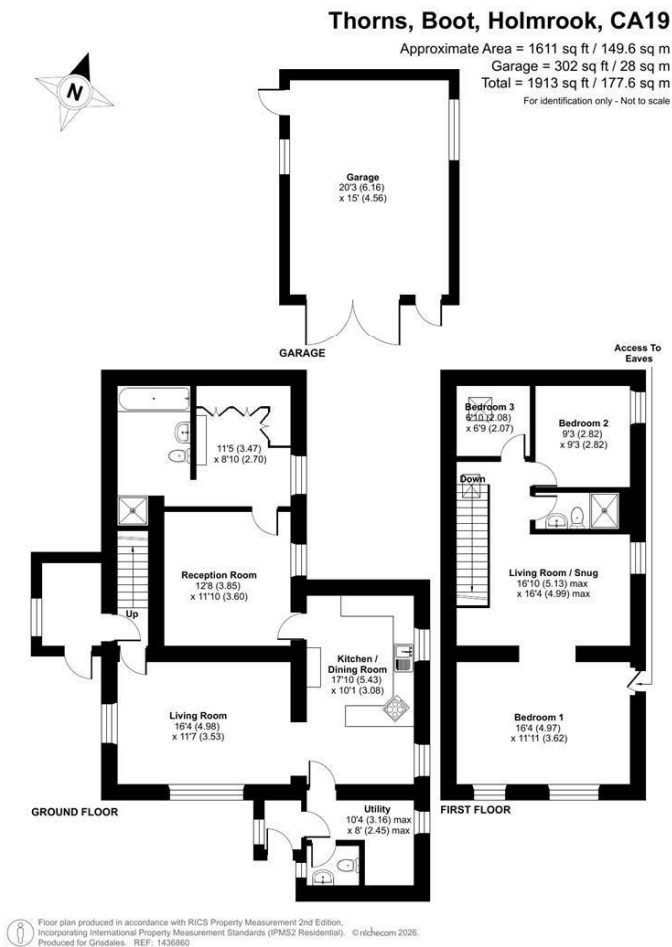
## MORTGAGE ADVICE

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.

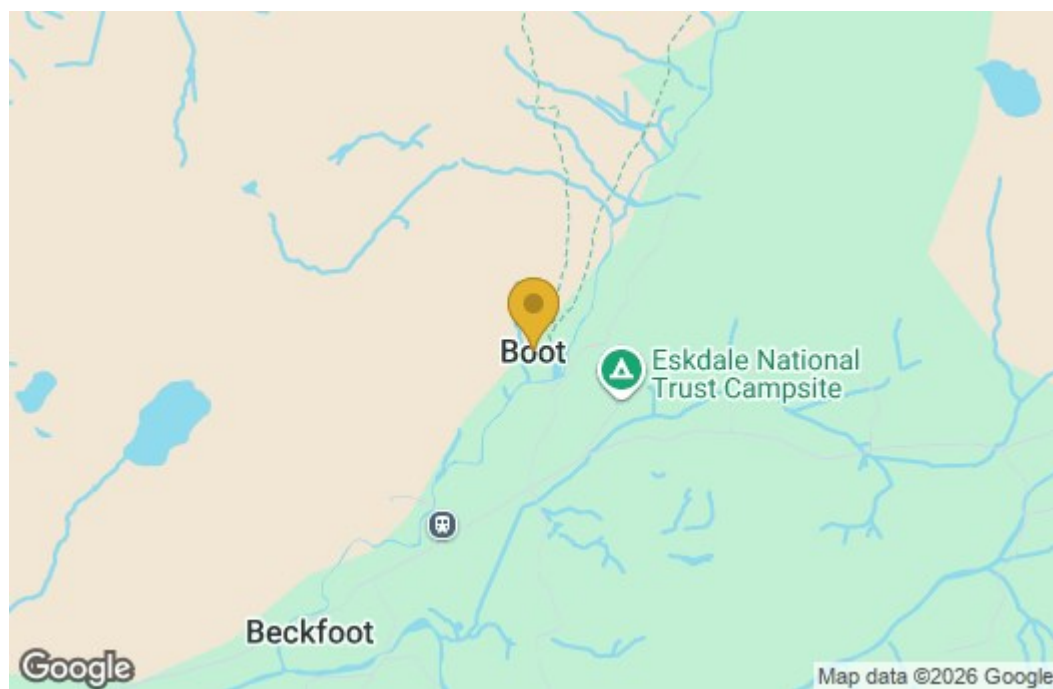
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

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.

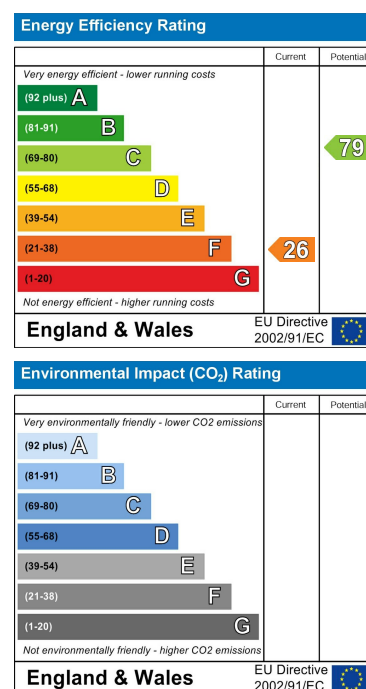
## Floor Plan



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.