GRISDALES
PROPERTY SERVICES

The Elders 6 Church Street, Frizington, CA26 3SS

£289,500

Four bed detached house with approved plans for a stunning open plan orangery extension!!!
Some homes just feel finished and unique the moment you walk in — this is one of them! This Detached 4-Bedroom Home with Garage & Approved Orangery Extension combines unmistakable character with a modern layout that works effortlessly for everyday family life.
At its heart is an open-plan lounge and dining space that feels both social and comfortable, perfect for family evenings or quiet weekends alike. With a second reception offering a versatile space for extra living room, office, toy room.. endless possibilities! The home opens out into a light-filled conservatory, creating a natural link between inside and out showcasing the fabulous garden wrapping around the side and rear, thoughtfully designed and beautifully kept, perfect for enjoying those sunny evenings or watching the children play. Upstairs, four well-proportioned bedrooms are served by a stylish family bathroom, while a downstairs cloakroom adds a welcome layer of practicality.
A detached garage is a HUGE bonus to have, adding a useful amount storage or off road parking. With nothing left to update and nothing overdone, this is a house that's been carefully looked after — ready for its next chapter from day one.

THINGS YOU NEED TO KNOW

The property has current planning permission for a change of layout to the ground floor, with orangery extension. Please ask for further details and plans.
The property benefits from mains gas, electricity, water and drainage.

ENTRANCE

Entrance via composite front door with decorative panelling leading into:

HALLWAY

6'9" x 18'6" (2.07 x 5.66)
Radiator, laminate flooring, under stairs storage cupboard, doors leading to:

LOUNGE/DINER

12'10" x 21'9" (3.93 x 6.65)

Dual aspect double glazed windows. Traditional coving and ceiling roses, laminate flooring, radiators, two electric fires set within decorative surrounds.

SITTING ROOM

11'0" x 12'10" (3.37 x 3.92)

A versatile second reception room that could be used for dining space, playroom, office., the possibilities are endless. Dual aspect double glazed windows. This room benefits from radiator heating alongside coal effect electric fire set within decorative surround.

KITCHEN

13'5" x 8'7" (4.10 x 2.63)

Fitted with a range of grey wall and base units with complementary granite work surfaces and matching breakfast bar seating area. The kitchen comes fully fitted with electric oven, gas hob with extractor fan above, integrated fridge freezer, washing machine, dishwasher, sink and drainer unit with mixer tap, side aspect double glazed window with garden views, column style radiator, laminate flooring, ceiling spotlights, under cupboard lighting, door leading to:

UTILITY/CLOAKROOM

5'7" x 8'9" (1.71 x 2.67)

W.C and wash hand basin, radiator, tiled flooring, side aspect double glazed window, UPVC door leading to rear external.

CONSERVATORY
10'5" x 6'4" (3.20 x 1.95)

Electrics fitted, tiled flooring, UPVC door leading to garden.

FIRST FLOOR LANDING

Split into two levels, leading to:

BEDROOM ONE
12'9" x 13'5" (3.90 x 4.11)

Double in size, radiator, two double glazed windows, beautifully presented with decorative traditional coving.

BEDROOM TWO
10'7" x 12'9" (3.23 x 3.91)

Double in size. Dual aspect double glazed windows, radiator, decorative coving.

BEDROOM THREE
7'4" x 6'7" (2.26 x 2.03)

Single in size, radiator, double glazed window.

BEDROOM FOUR
10'8" x 7'11" (3.26 x 2.43)

Single in size, radiator, double glazed window.

BATHROOM
13'3" x 8'9" (4.05 x 2.69)

Four-piece suite comprising of walk-in shower, freestanding bath, WC and wash basin. Airing cupboard for storage, decorative wall tiling, radiator, double glazed window.

GARAGE
24'2" x 15'5" (7.38 x 4.70)
Detached. Single in size.

FRONT EXTERNAL

Gated pathway leading to front of the property with access around the side.

SIDE + REAR EXTERNAL

Mostly laid to lawn with decorative trees and shrubbery surrounding, alongside decked and patio area ideal for relaxing and catching those rays. Storage shed with electrics fitted alongside summer house, perfect to use as a hobby room whilst enjoying the garden view.

PLANNING PERMISSION

DIRECTIONS
W3W///saves.roughest.cards

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

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.

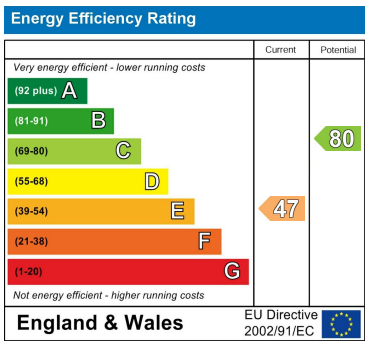
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

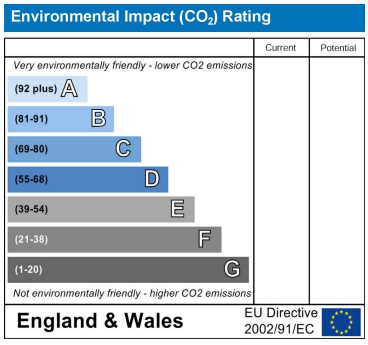
Floor Plan

Ground Floor Building 1

Area Map

Energy Efficiency Graph





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