



Birchtrees and Ashness Cottage, Bassenthwaite, Keswick CA12 4QP

£410,000

With an abundance of character, Ashness Cottage makes a great partner for its more modern counterpart, Birchtrees. Nestling perfectly in the village of Bassenthwaite and tucked neatly away from passing traffic these two properties go hand in hand and converted to form one property will make a delightful home, or you could live in Birchtrees and let out Ashness Cottage to generate some income. Either way, you won't be disappointed with what's on offer and as for the location, it's a stone's throw away from a great village pub and the local primary school, it's on a bus route and there's easy access to Keswick and Cockermouth, a great choice of walks and the lake itself. You'll catch the glow of the morning sun over Skiddaw and with a tree covered fell welcoming you as you approach the properties you'll never be far from the ever changing colours of the Lake District.

THINGS YOU NEED TO KNOW

Inside Birchtrees you'll find great, practical living space – well maintained but in need of some upgrading, you won't be disappointed with the space – there's a practical kitchen, two delightful reception rooms, a bathroom and separate cloakroom and two charming bedrooms both of which have beams which go up to the apex. Ashness Cottage is the one with the charm and character – old but well loved, this offers so much potential: you'll find a breakfast kitchen, lounge with a stone feature staircase and a charming fireplace with stove as well as a double bedroom and bathroom. Again in need of a little TLC yet offering bags of potential. Outside the gardens are pretty and well maintained - there's a delightful raised seating area by the gate as well as a patio by the lounge door and the borders are tiered for ease of maintenance. A driveway for 2-3 cars leads to a single garage.

Oil fired central heating

Double glazed windows in dark wood effect UPVC

ENTRANCE

Sliding uPVC door leads into:

ENTRANCE PORCH

With plastic roof; glazed side panels; mahogany stained door with 2 x glazing panels. Leads into:

INNER HALL

7'8" x 4'11" (2.34 x 1.50)



With wood effect laminate floor; airing cupboard housing cylinder tank; original timber beams, wall mounted cupboard; door leading to larger cupboard with shelving and hanging rails; access to loft; dark stained timber door with frosted glazed panels with matching panels either side leads into:

LOUNGE

17'1" x 14'2" (5.22 x 4.33)



A lovely light and airy room with windows to 2 aspects and sliding patio doors. Open fireplace with cast iron grate and slate hearth; mantelpiece with varnished mantel over; telephone point; attractive traditional beam over doorway leads into:

DINING ROOM

13'10" x 12'7" (4.22 x 3.84)



With side aspect and views towards the Thornthwaite fells ; louvre fronted cupboard doors into cupboard with slatted shelving and smaller cupboard housing meter. Loft access hatch; television point.

KITCHEN

12'9" x 10'1" (3.90 x 3.09)



With windows to 2 sides and fitted with a range of base and wall units in white with grey mottled effect work surface over; green ceramic tiled splashback. The kitchen includes stainless steel sink; plumbing for washing machine; space for electric cooker; space for fridge; extractor fan; glazed fronted units; louvre fronted cupboard housing oil central heating boiler.

CLOAKROOM

5'8" x 2'11" (1.74 x 0.89)



With laminate floor; part tiled walls in white; low level wc; matching wash basin.

BATHROOM

8'0" x 5'8" (2.46 x 1.75)



Laminate floor and fitted with bathroom suite comprising white bath with plastic side panelling; wall mounted Mira Sport shower; concertina style shower screen; white wash basin and low level. Fitted around sanitary fittings with blue and white tiles.

BEDROOM 1 (right)

15'1" x 11'8" (4.60 x 3.58)



An attractive room with apex ceiling and 5 original ceiling beams; windows to both elevations (front and rear); a range of built in cupboard in cream.

BEDROOM 2

13'7" x 10'0" (4.16 x 3.07)



Double room with 2 x windows to front elevation; original ceiling beams to apex ceiling; white wash basin with chrome taps; built in cupboard.

EXTERNAL (Main)



Tarmac drive for at least 3 cars leads to a single garage. To the sides of the drive there are attractive and well established borders which have been well maintained in recent years. Steps and path lead to a small patio area which can be accessed from the lounge.

ANNEXE



Externally, wrought iron and concrete steps lead down to the annexe.

THINGS YOU NEED TO KNOW

The annexe is heated via electric storage heaters. Double glazed windows in dark wood effect upvc

ENTRANCE

Dark wood effect uPVC door leads into an inner hallway with useful cupboard housing hot and cold water tanks.

BATHROOM

6'2" x 5'8" (1.89 x 1.73)



With white bath with wooden side panelling and wall mounted Berry shower; white wash basin; low level wc. Fitted around sanitary fittings with blue and white ceramic tiles. Powerflow by Glen heater and shaver light; blue ceramic tiled floor.

KITCHEN

12'9" x 12'9" (3.90 x 3.90)



With uPVC door to the rear; windows to side elevation. Fitted with a modest range of base units in wood with stainless steel sink and green mottled effect work surface over with ceramic tile splashback. Electric cooker point; ample space for dining table; part tiled/part carpeted floors.

SITTING ROOM

15'6" x 15'4" (4.74 x 4.69)



Steps lead down into the sitting room with ceiling beams and a particular feature is the old original staircase (blocked at ceiling level); stained wooden fronted cupboard with shelving housing electric meters. UPVC door to the front; wood burning stove set in fireplace alcove with stone hearth and dark stained wooden mantel over. Door from the sitting room leads into:

BEDROOM

15'4" x 10'7" (4.68 x 3.24)



Double in size with windows to front and rear elevations; part pine panelling to the walls and exposed timber beams; window seat.

EXTERNAL (Annexe)

A concrete path runs to the side of the annexe to a useful bin store and access on to the side of the property. There is a small shillied area which can be used for pots.

DIRECTIONS

From the centre of Bassenthwaite and within the main green area turn up "Back Hill", bear left and the property is located on the left hand side.

COUNCIL TAX

We have been advised by Allerdale Borough Council (0303 123 1702) that this property is placed in Tax Band

VIEWING ARRANGEMENTS

To view this property, please contact us on 01900 829977

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.

*Please note these details have yet to be approved by the vendors.

MOVING WITH GRIDDALES

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 Grisdals, 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

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Grisdals work with Mortgage Advice Bureau, one of the UK's largest award winning mortgage brokers, offering expert professional advice to find the right mortgage for you. We have access to over 11,000 mortgages from over 90 different lenders across 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.

Mortgage Advice Bureau - Doing what's right for you.

Your home may be repossessed if you do not keep up repayments on your mortgage.

There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed."

To find out how we can help you realise your dreams, just call your nearest Grisdals office.

COVID-19 VIEWING GUIDELINES

· VIEWERS will be asked to complete a brief health questionnaire before we can confirm any appointment. You will be given an allocated time slot and will not be able to enter before this time.

· VIEWERS are asked to restrict the number of people entering the property to a maximum of 2 who must be from the same household.

· VIEWERS are asked to wear gloves (masks recommended) whilst in the property.

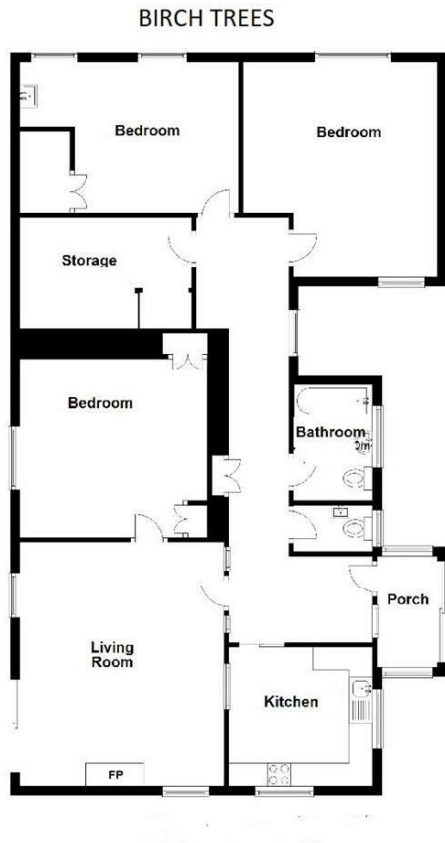
· THE AGENT will call the VENDOR with their expected arrival time. Before the viewing, the VENDOR should open all internal doors and external doors.

· The VENDOR will be asked to leave the property whilst the viewing takes place. You may be in the garden or, if you need to remain in the house, please ensure you maintain the required minimum 2 metre distance at all times.

· The VIEWING will take no more than 15 MINUTES. Please do not touch anything inside the property. Any questions you may have can be answered after the viewing once you are outside of the property. .

The VENDOR should wipe down any surface, including door handles, with usual household cleaning products.

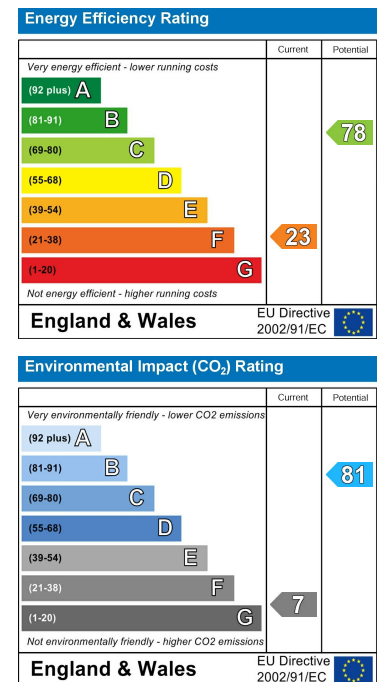
Floor Plan



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.