

## 8 Lorne Villas, Workington, CA14 4BY

**£380,000**

This timeless Victorian property is an exquisite example of the architecture and design of a late 19th century home. It has been tastefully, lovingly and sympathetically cared for over the years with many of the original and traditional features, such as cornices, mouldings, ceiling roses and deep skirting boards having been retained in its transformation. Inside, the rooms are elegant and beautifully proportioned and will embrace you with their warmth, charm and sense of homeliness. There are two reception rooms, a conservatory and a gorgeous family kitchen with multi-fuel stove on the ground floor and 5 bedrooms and two bathrooms spread over the next two floors. It's perfectly suited to today's modern family who are seeking a well cared for and utterly charming home.

Being at the end of a terrace of similar homes, this particular property boasts not just a rear back garden but a private walled side garden as well as ample parking and a two storey garage. There's no immediate passing traffic but the convenience of nearby parks, good schools, transport links and the town centre are all within an easy stroll, not to mention the close proximity to the A66 to the Lake District and beyond.



## THINGS YOU NEED TO KNOW

Gas central heating;

Mixture of single glazed sash windows and upvc double glazing.

Please note that the house is leasehold as is the garage but the walled garden to the side is freehold.

## ENTRANCE

The property is accessed via a traditional hardwood door with clear glazing above and that leads into:

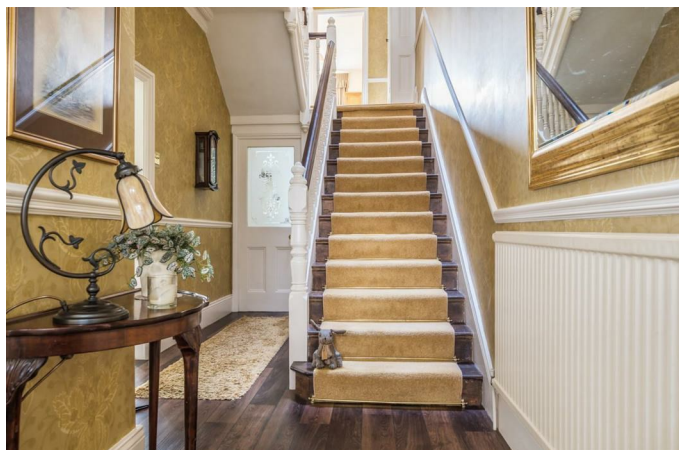
## ENTRANCE VESTIBULE

6'1" x 4'11" (1.86 x 1.50)

With black and white quarry tiled floor, painted panelling to dado level and wall lights.

A traditional door with brass knob and frosted glazing panels leads into:

## INNER HALL



With wood effect flooring and stairs to first floor. Beautiful traditional features including dado rail, cornices and ceiling rose. Concealed electricity meter and telephone point. Doors lead into both reception rooms and the kitchen.

## RECEPTION ROOM ONE

15'6" x 13'10" plus bay window (4.73 x 4.22 plus bay window)



A fabulous family room with 2kw electric fire in brass frame set into fireplace with dark stained mantelpiece over, black tiled hearth and tiled surround. Deep skirting boards, picture rail, ceiling rose and cornices, mouldings etc. Beautiful bay window with coloured glazing above, television point, double doors lead through into:

## RECEPTION ROOM TWO

16'4" x 13'10" (4.98 x 4.24)



Accessed either via the hallway or from double doors from reception room one. Opened up it gives great sociable space; closed and it is delightfully cosy! Features include deep skirting boards, picture rail and cornices and mouldings, ceiling rose etc. Large window overlooking the rear and white hardwood door with brass ironmongery and clear and frosted panelling leading into:

## CONSERVATORY

13'10" x 9'3" (4.24 x 2.82)



Fitted with tiled floor, wall lighting and plastic clad ceiling. Windows to two sides and uPVC door leading into the rear garden. Wall mounted electric panel heater.

## BREAKFAST KITCHEN

22'10" x 12'4" (6.98 x 3.76)



A fabulous sociable family space incorporating a practical and

very well fitted and stylish kitchen with space for a dining table and includes wood burning stove within fireplace on black hearth and mantelpiece over, coving, spotlighting, large window overlooking the side and useful understairs cupboard with shelving; wood effect vinyl floor covering.

The kitchen is fitted with a comprehensive range of base and wall units in a shaker style cream with brushed chrome handles and a black granite worktop over. Includes black composite sink, integrated Neff microwave oven, Rangemaster dual fuel cooker set within decorative alcove with coloured tiling, matching built-in unit with cupboards and drawers and glazing panels and shelving. The kitchen also incorporates Neff dishwasher and integrated fridge. Door into:

## UTILITY ROOM

11'1" x 8'6" (3.40 x 2.60)



With uPVC door to the rear and window to the side. Wood effect vinyl floor covering and fitted with base units in grey with laminate worktop over. Worcester gas boiler, modern white vertical ladder radiator and opening into:

## REAR LOBBY

5'0" x 4'8" (1.53 x 1.43)



With space for two appliances and laminate worktop over, window to the rear and double cupboards with shelving. Door leading into:

## CLOAKROOM

6'2" x 3'1" (1.88 x 0.95)



With low level WC, white pedestal wash basin and fitted around with ceramic tiles, small window to the rear and continuation of wood effect vinyl floor covering.

## STAIRCASE

Beautiful staircase with natural wood handrail and wooden treads with carpet and brass carpet rods. Dado rail. Leads to:

## HALF LANDING

With useful cupboard and giving access into Bedroom 3 and the family bathroom.

## BEDROOM 3

13'5" x 11'8" (4.09m x 3.56m)



A double room located to the rear of the property. With handmade corner cupboard.



## FAMILY BATHROOM

7'8" x 7'3" (2.35 x 2.23)



Fitted with modern stylish wash basin with chrome mixer tap set into vanity unit, low level WC and walk-in shower with curved screen/door in chrome frame and wall mounted Triton shower and attachments. Fully fitted throughout with cream ceramic tiles with mosaic dado tiling. Wood effect vinyl flooring, spotlights, access into the loft, frosted window to the rear.

## FIRST FLOOR LANDING

Giving access into Bedrooms 1 and 2 and a staircase giving access to the second floor landing. Useful storage cupboard.

## BEDROOM 1 - Master

20'3 x 13'1 max (6.17m x 3.99m max)



A superb double bedroom with two windows overlooking the front and with a range of built in wardrobes with shelving and hanging space. Cornices, mouldings, deep skirting boards, etc.

## BEDROOM 2

13'1 x 13' (3.99m x 3.96m)



Double room with an aspect to the rear and built in wardrobe incorporating dressing table with lighting and large mirror. Dado rail, coving and built in wardrobe.

## SECOND FLOOR LANDING

A staircase leads to a small landing with access into bedrooms 4 and 5.

## BEDROOM 4

15'2 x 13'9 (4.62m x 4.19m)



Double bedroom with an aspect to the front and fitted with a good range of built in hand made natural wood wardrobes with good storage space. Under eaves in part and giving access into an en-suite bathroom.

## EN-SUITE



Fitted with a suite comprising bath and shower over, wash basin and w.c. Fully fitted with white ceramic tiles and red tiled floor.

## BEDROOM 5

16'5" x 9'11" (5.00m x 3.02m)



Currently used as a study this would also make a great bedroom. Double in size, Velux roof light.

## PARKING



There is access to the front of the house and the garage via the lane serving Lorne Villas from Carlton Road. There is a further access lane to the rear, again from Carlton Road. The property also has residents' parking, subject to permits, for 2 cars and a visitors permit, again on Carlton Road. Additional street parking is also available within the Zone 2 area, i.e. surrounding streets.

## GARAGE

18'11" x 13'1" (5.79 x 4.01)

With double wooden doors to the front. Stone floor, electricity and stairs lead up to a workshop above:

## GARAGE 1ST FLOOR WORKSHOP

17'7" x 9'8" approximate (5.38 x 2.96 approximate)

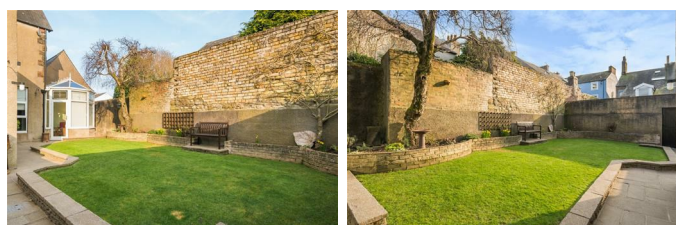
With wooden floorboards, timber beams and window overlooking the front and fitted with shelves and cupboards etc. Steep staircase and low head height.

## FRONT GARDEN



Small front garden with well established hedging.

## REAR GARDEN



This garden is a sun trap! Paved around the property and with a step up onto an attractive lawn area with raised shrub and floral borders with a silver birch tree and wisteria. A gate leads onto the rear access at the back of the property. There's pedestrian access into the garage and an opening into the side walled garden.

## SIDE GARDEN (WALLED GARDEN)



A fabulous private space surrounded on three sides by stone walls. Steps lead up to a garden with lawn and shrub and floral borders and with gravelled path with brick edges, leading to a seating area and a gate into a vegetable growing area with raised borders. Tap, woodstore, greenhouse, garden shed with electricity and concealed bin store. This garden land is freehold.

## DIRECTIONS

The property is accessed from Carlton Road. Lorne Villas runs adjacent to Carlton Road and can be accessed either from the front or rear lanes.

Alternatively, there is pedestrian access from Park End Road.



## COUNCIL TAX

We have been advised by Cumberland Council (0300 373 3730) that this property is placed in Tax Band C.

## 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.

## 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.

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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.

