



GRISDALES

PROPERTY SERVICES



20 Strawberry How, Cockermouth, CA13 9XZ

£180,000

With sunlight streaming through the windows, this charming ground floor flat truly comes to life, creating a warm and inviting atmosphere from the moment you step inside. Lovingly cared for by its current owners, it's now ready for someone new to appreciate and make it their own.

Inside, the flat offers generous, well-designed living space, including a modern open-plan room, two comfortable bedrooms, and a stylish four-piece bathroom, plus the added convenience of parking. This is a home that blends character, comfort, and location—come and see it for yourself!

The Strawberry How development is an English Heritage Listed Building and was converted from the former grammar school to houses and flats some 20 years ago, the workmanship having been done to a first class standard. This flat is ideally positioned at the front and enjoys a sense of peace and tranquility. You have use of the five acres of fully maintained woodland and grounds and the rare benefit of space and scenery right on your doorstep. Perfectly located on the edge of town, it's just a pleasant 15-minute walk to the centre, with easy access to the stunning Lorton Valley, its lakes and fells, and quick connections via the A66.

*** NO CHAIN *** NO CHAIN *** NO CHAIN ***

Helping you find your perfect new home...

www.grisdales.co.uk

18 South Street, Cockermouth, Cumbria, CA13 9RT | T: 01900 829 977 | E: cockermouth@grisdales.co.uk

OWNERS' COMMENTS

"We have enjoyed our 16 years in our light, sunny flat which gave us the opportunity to climb every mountain. Look out for the red squirrels!"

THINGS YOU NEED TO KNOW

Gas heating with a Baxi combi boiler fitted 3 years ago, serviced annually and with a 10 year guarantee.

Single glazed windows

Furniture can be sold by separate negotiation if required.

ENTRANCE

The property is accessed via a timber door into the open plan room.

OPEN PLAN ROOM

20'3" x 15'8" (6.18 x 4.78)



Fabulous space with six large windows which bring in lots of natural light. Split into lounge, dining area and kitchen. Wood effect flooring and useful cupboard.

LOUNGE AREA



With TV point.

DINING AREA



KITCHEN



Fitted with a good range of units in wood effect with laminate worktop over and tiled splash back. It includes electric oven, gas hob and extractor fan, sink unit with mixer tap, integrated fridge, integrated freezer, dishwasher and washer/dryer.

INNER HALLWAY

Giving access to both bedrooms.

BEDROOM 1

15'7" x 9'1" (4.77 x 2.79)



Double room with two windows and built in wardrobe with sliding mirrored doors.

BEDROOM 2

11'10" x 8'9" (3.62 x 2.69)



Double room with built in wardrobe with sliding mirrored doors.

BATHROOM

8'3" x 6'6" (2.53 x 2.00)



Fitted with corner shower unit with sliding doors and Aqualisa shower fittings. Bath, w.c and wash basin. Tiled splash back.

PARKING

There is allocated parking for two cars.

GROUNDS

The property has the use of the grounds and woodland within the development.

OUTLOOK

There is a pleasing outlook from the front.

DIRECTIONS

W3W: ///scarecrow.servers.rests

From the town centre proceed up Station Street and turn left into Lorton Street. Follow the road round, passing the cemetery and turn left into Strawberry How Road whereupon the development can be found on the right hand side. Take the first driveway into the front of the development and the property can be located there.

COUNCIL TAX

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

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.

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.

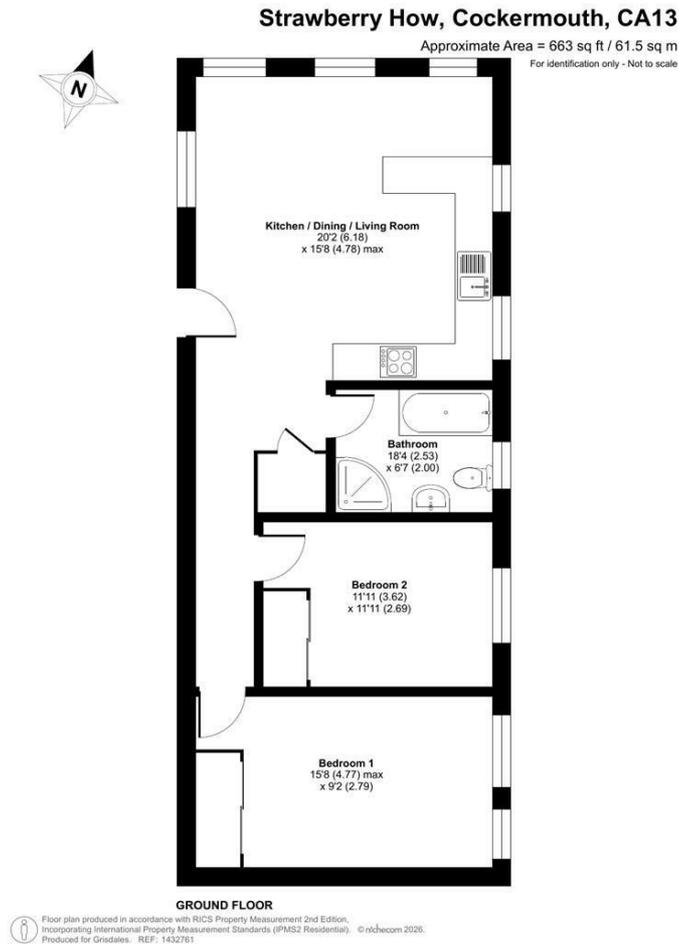
MORTGAGE ADVICE

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.

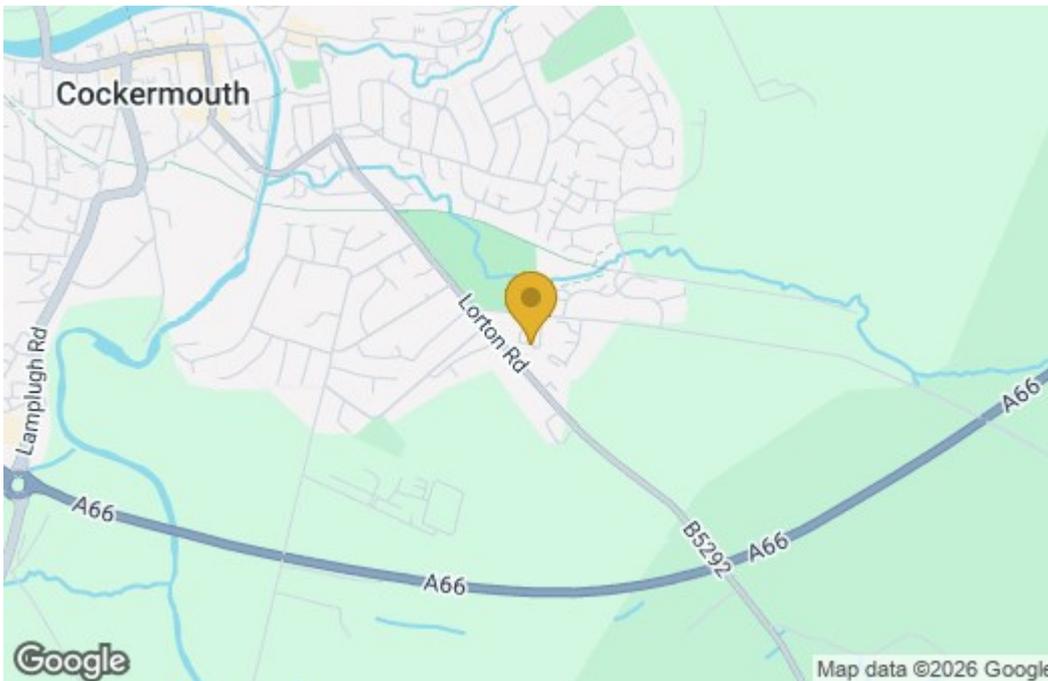
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

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.

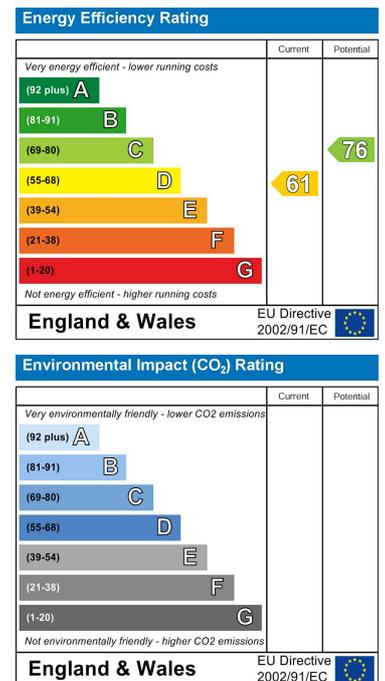
Floor Plan



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.