



# GRISDALES

PROPERTY SERVICES



**34 High Street, Maryport, CA15 6BQ**

**£199,995**

THIS BEAUTIFUL FOUR BEDROOM PERIOD HOME WITH SEA VIEWS HAS BEEN TRANSFORMED INTO AN ELEGANT FAMILY HOME WITH A FABULOUS USE OF BOTH RECLAIMED AND CONTEMPORARY MATERIALS...

BOASTING AN ELEVATED POSITION WITH A MAGICAL GARDEN OVERLOOKING THE SOLWAY COAST. THIS IS A WONDERFUL PROPERTY IMPROVED TO AN EXTREMELY HIGH STANDARD AND WE LOOK FORWARD TO SHOWING YOU AROUND...

Arranged over four floors the splendid living/dining room includes a multifuel burner with shops timber lintel and sandstone surrounds plus attractive bespoke cupboard spaces and solid wood flooring, while the extensively fitted kitchen has integrated appliances and french doors onto the garden. The cellar is a little gem with utility space and storage. To the two upper floors are four excellent size bedrooms with a touch of period features, and a gorgeous contemporary bathroom...And the garden, well, this is another wow feature of this gorgeous home...with patio, lawn and mature raised beds of trees shrubs and flowerbeds and those views !!!! Plus an outhouse and WC. A STUNNING RESIDENCE...

Helping you find your perfect new home...

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

40 Main Street, Cockermouth, Cumbria, CA13 9LQ | T : 01900 829 977 | E : cockermouth@grisdales.co.uk

## THINGS YOU NEED TO KNOW

No forward chain;  
Gas central heating;  
Rewired and replastered;  
New Velux window in attic;  
New joists in attic;  
Double glazing.

## VESTIBULE

Accessed via hardwood door with door into:

## LIVING/DINING ROOM

27'5" x 13'3" (8.36 x 4.04)



With dual aspect and with original door, beautifully appointed room with multi-fuel burner with a sandstone surround and slate hearth and original ship's beam lintel, bespoke wooden cupboards, beamed ceilings, ample dining area, solid oak floor, attractive stone features.

## KITCHEN/DINING ROOM

16'0" x 9'10" (4.88 x 3.00)



Generously sized with French doors onto the garden and window to side aspect. Extensively fitted with white units, grey worktops, complementary splash-back, integrated dishwasher and integrated fridge and freezer, stainless steel extractor chimney, integrated ceiling lighting and tiled flooring.

## CELLAR/UTILITY ROOM

12'2" x 10'2" (3.71 x 3.10)



With plumbing for washing machine, beech wood effect units with chrome handles and complementary worktops, stainless steel sink and drainer, tiled splash-backs. Lots of storage.

## FIRST FLOOR LANDING

With skylight, radiator.

## BEDROOM ONE

14'0" x 13'5" (4.27 x 4.09)



Two windows to front aspect, a large and attractive double bedroom, beamed ceiling, radiator.



### BEDROOM TWO

13'1" x 6'11" (3.99 x 2.13)



With window to rear aspect, double bedroom, radiator.

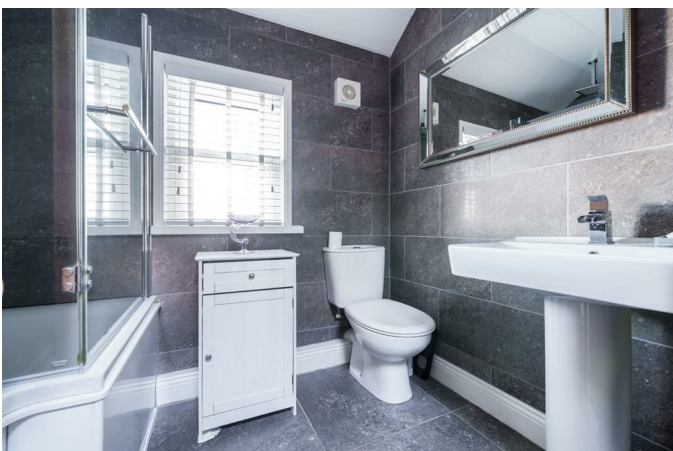
### BEDROOM THREE

9'10" x 8'7" (3.00 x 2.64)



With window to rear aspect, double bedroom, radiator.

### BATHROOM



A fabulous contemporary bathroom, fully tiled and with

P-shaped bath with shower over and glass shower screen, low level WC, pedestal wash basin, composite ceiling, tiled flooring, extractor fan, integrated ceiling lighting.

### BEDROOM FOUR

23'7" x 11'8" (7.19 x 3.58)



Second floor bedroom with two new Velux windows, plenty of storage, beamed ceiling, radiator.

### EXTERNAL



To the rear of the property, this fabulous space has super views across the Solway and is a magical place to enjoy summer days and evenings. There is a lawned area with raised beds of shrubs, trees and flower beds, decking area, patio plus outhouse and WC.

### EXTERNAL - STORE

8'7" x 7'10" (2.62 x 2.39)

Perfect for bike/garden equipment storage

### DIRECTIONS

From the main shopping street in Maryport, Senhouse Street, turn right onto High Street.

### COUNCIL TAX

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

### 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 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**

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. Grisdals 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**

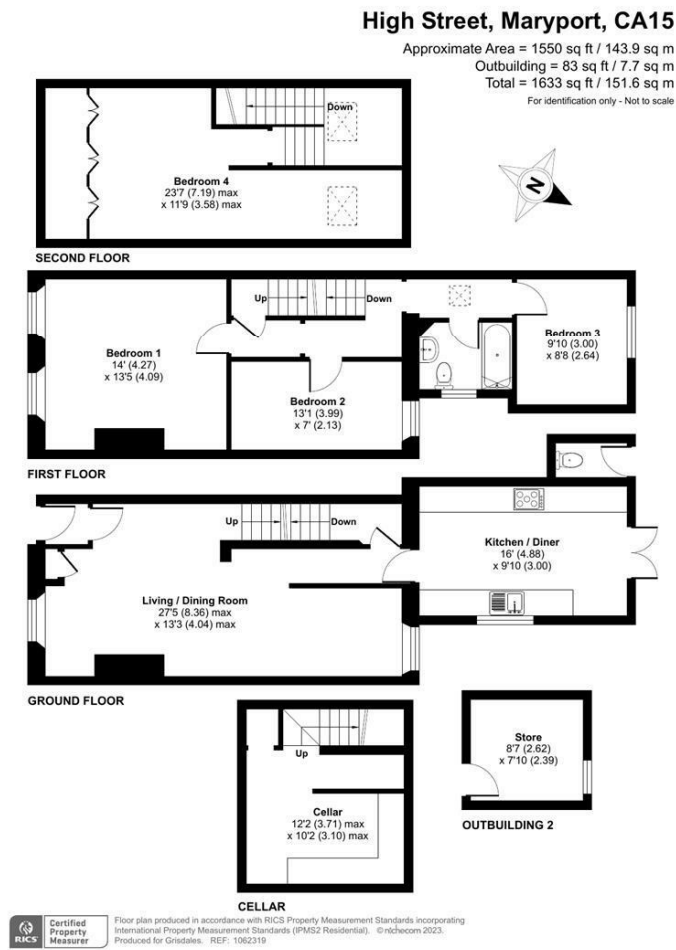
Grisdals works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

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 Grisdals

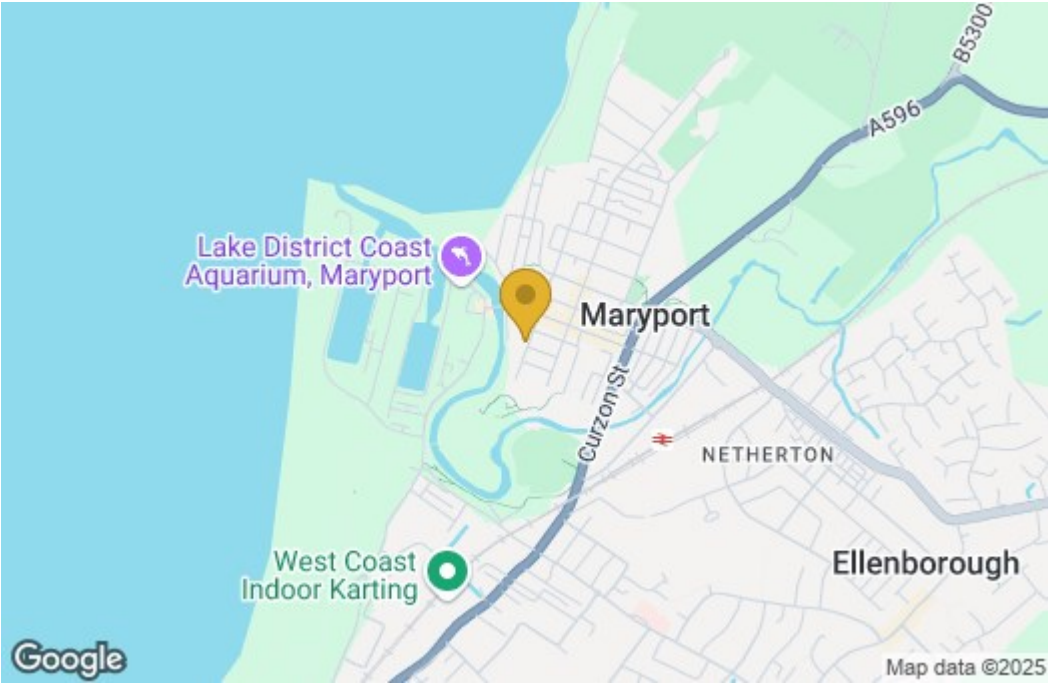
office.

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.

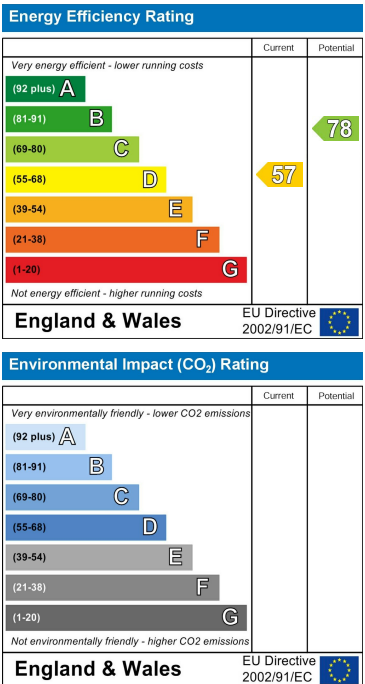
Floor Plan



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.