



# GRISDALES

PROPERTY SERVICES



## The Leys Lamplugh, Workington, CA14 4SG

**£485,000**

Located on the edge of Lamplugh with super country views in three directions, this is a truly lovely four bedroomed detached bungalow.

It's approached via a double driveway which provides a huge amount of parking as well as a larger than average double garage. The gardens are well maintained with a mix of lawn, practical areas perfect for colourful pots and there are attractive shrub and floral borders.

Internally the accommodation is particularly light and airy and offers much larger than expected rooms with some great living space perfect for family life and entertaining. There are two large reception rooms as well as a conservatory and spacious and well fitted kitchen. Four double bedrooms (one with an en-suite) complement the accommodation perfectly.

Located mid-way between Cockermouth, Workington and Whitehaven, there's quick and easy access onto the A5086 which gives good access to the Lake District and coast and it's within the catchment of some Outstanding Schools. The views are superb!

\*\*\* NO CHAIN \*\*\* NO CHAIN \*\*\* NO CHAIN \*\*\*

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## THINGS YOU NEED TO KNOW

Oil central heating and double glazing;

There are white painted panel doors throughout with gold ironmongery and all internal woodwork is hardwood.

## ENTRANCE

The property is accessed via an open yet covered porch with tiled floor and brick archways. A hardwood entrance door with glazing panels leads into:

## INNER HALLWAY

A lovely open L-shaped hallway with ample space for furniture and includes coving, telephone point and wall lights. Large walk in cupboard with double doors gives access into the loft and houses the electricity supply.

## SITTING ROOM

24'10" x 15'1" (7.59 x 4.61)



A fabulous and very imposing room with large window to the front and two windows to the side. Double doors with frosted glazing and matching panels either side leads through to the dining room. Television point, electric fire in brass surround with Portuguese limestone mantelpiece over and matching hearth. Coving and two ceiling roses.

## DINING ROOM

14'9" x 12'7" (4.50 x 3.84)



With two windows to the side and double French doors to the front and further door into the kitchen. Natural wood flooring, matching skirting boards and two ceiling beams.

## KITCHEN

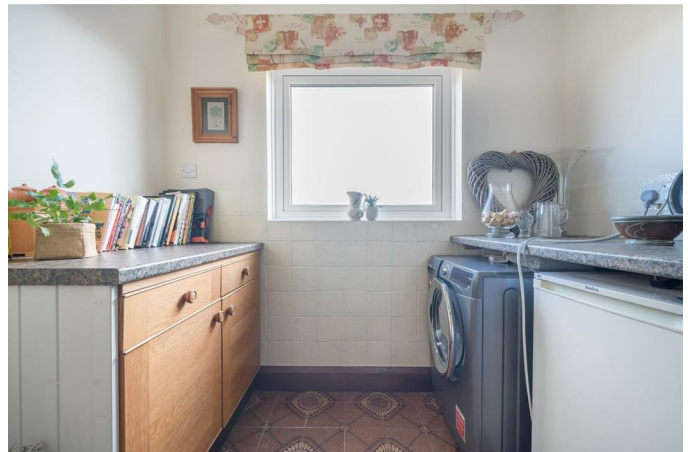
18'4" x 16'7" (5.61 x 5.08)



Fitted with a range of base and wall units in oak with laminate worktop over and cream ceramic tiled splash-back. Includes 1.5 bowl black composite sink unit with chrome mixer tap, integrated fridge, space within the fireplace alcove for 1.5 size oven with concealed extractor fan over and cream painted mantelpiece. White painted tongue and groove ceiling, patterned tiled floor, space for a dining table and ample space for additional furniture. Large window overlooking the rear, and doors into the hallway, dining room, conservatory and utility room.

## UTILITY ROOM

12'5" including cupboards x 8'0" (3.79 including cupboards x 2.44)



Fitted with a small range of base units with laminate worktop over, cream ceramic tiled splash-back and continuation of kitchen floor. Includes plumbing for washing machine and space for other appliances, double cupboard housing oil central heating boiler and slated shelving.

## CONSERVATORY

14'6" x 13'0" (4.42 x 3.98)



With windows to three sides and double doors leading outside. The conservatory is constructed in a natural wood colour uPVC with gold fittings and matching ceiling and with natural wood window sills and skirting boards. Ceramic tiled floor with electric underfloor heating, television point. Super views to the south and west!

## BEDROOM ONE

14'4" x 11'10" (4.38 x 3.62)



Lovely spacious double bedroom with an aspect to the front, coving and door into:

## EN SUITE

12'0" x 3'6" (3.67 x 1.09)



Fitted with shower in cubicle with clear door in chrome frame and wall mounted chrome shower and attachments, white pedestal wash basin with two chrome taps and low level WC, part fitted with white ceramic tiles, frosted window to the front and extractor fan.

## BEDROOM TWO

11'10" x 11'4" (3.62 x 3.47)



Spacious double bedroom with an aspect to the front and coving.

## BEDROOM THREE

11'5" x 11'4" (3.48 x 3.47)

Spacious double room to the rear with coving.

## FAMILY BATHROOM

11'5" x 9'10" (3.48 x 3.01)



Fitted with bath with two chrome taps and dark wood panelling, low level WC and white pedestal wash basin with chrome taps all by Heritage. Shower cubicle with clear door in chrome frame and wall mounted chrome shower and attachments. Fitted around sanitary fittings with beige ceramic tiles, hardwood skirting boards, frosted window to the rear and double cupboard with a good range of shelving.

## BEDROOM FOUR

11'5" x 11'5" (3.49 x 3.48)



Another double bedroom which is currently used as a sitting room. Window to the rear and coving and fire breast wall and tiled hearth.

## DRIVEWAY



Entrance to the property is via two driveways, both of which link and both of which are accessed via attractive metal gates and stone gate posts. There is an extensive tarmacked drive with ample parking to the front, sides and rear.

## GARAGE

23'1" x 17'5" (7.04 x 5.32)



Accessed via an up and over double garage door, leads into a larger than average double garage with concrete floor and fitted with a good range of shelving to three sides, electricity, frosted window to the rear.

## FRONT GARDEN



Curved lawn area to the front with shrubs and trees etc.

## SIDE GARDEN



To the sides there are well established shrub and floral borders all of which have been well maintained.

## REAR GARDEN



Large area laid with shillies and rectangular lawn all surrounded by an attractive stone wall and concrete hard standing directly to the rear of the property. Bunded oil tank.

## OUTLOOK FRONT

From the front of the property is over woodland to countryside in the distance.

## OUTLOOK SIDE

From the side of the property over the countryside towards the houses of Rowrah.

## OUTLOOK REAR



From the rear of the property there is a lovely outlook over countryside to the Lamplugh fells in the distance.

## WOODLAND AREA

There is an area of woodland within the hamlet which is available for use by residents and it houses an abundance of wildlife!

## DIRECTIONS



The property is best approached by leaving Cockermouth on the A5086 towards Egremont. Continue on the A5086 through Lamplugh, passing the Lamplugh Tip and the village hall. Just after the village hall on the right hand side is a small turning. Go up here and after about 1/3 mile the property can be found on the left hand side.

If you miss the turn, continue onto Rowrah and turn right at the Brewery and continue along this road and the property can be found on the right.

## COUNCIL TAX

We have been advised by Cumberland Council (01946 598300) that this property is placed in Tax Band E.

## 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

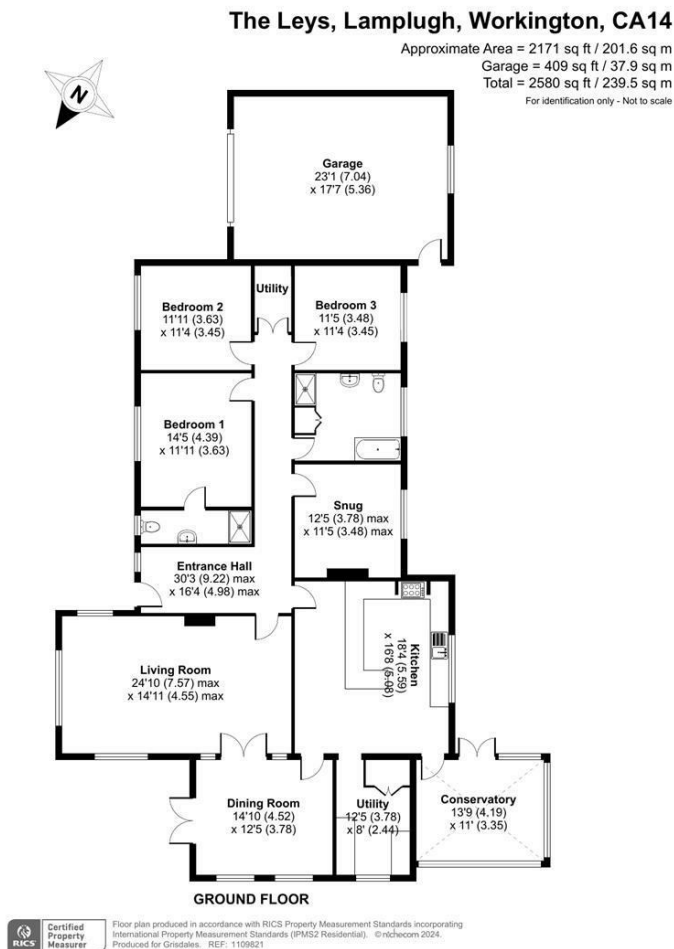
Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the

UK.

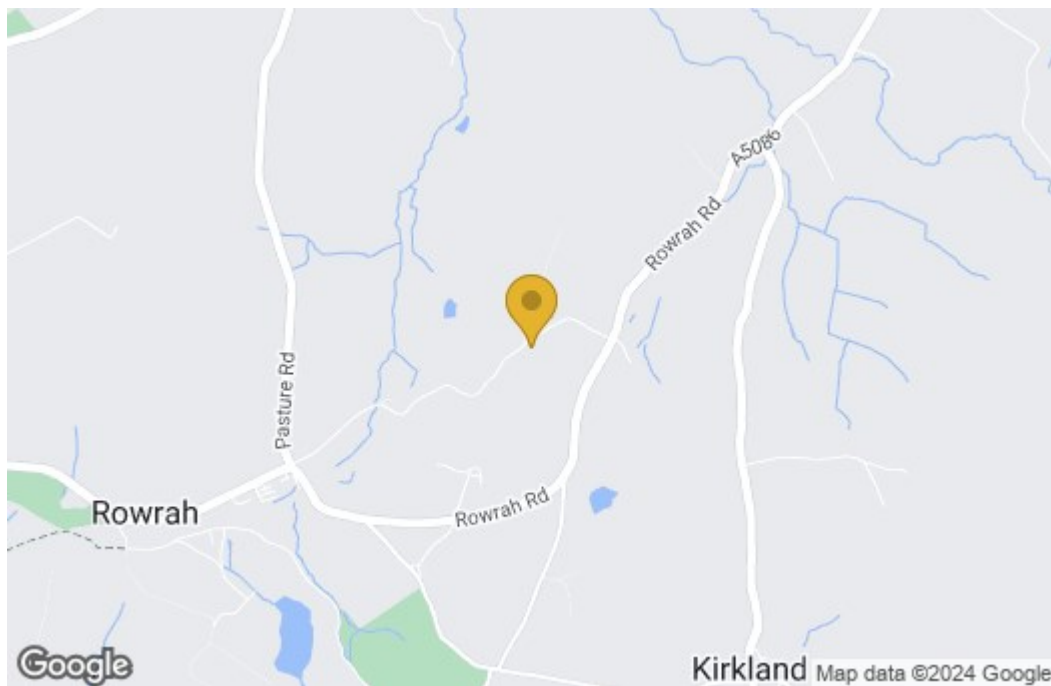
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

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.

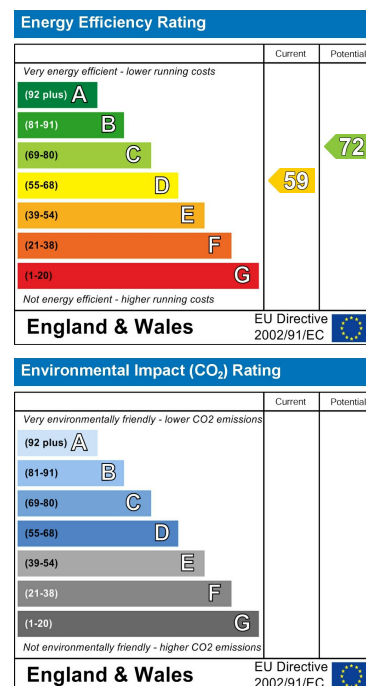
## Floor Plan



## 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.