



Trough Bridge Embleton, Cockermouth, CA13 9YP

£685,000

NESTLED WITHIN APPROXIMATELY 1.5 ACRES OF GARDEN AND WOODLAND, with a backdrop of Sale Fell, is this most interesting and delightful five bedroomed house with adjoining three bedroomed annexe, double garage, extensive gardens and woodland.

The original house dates back to Georgian times and has been sympathetically extended over the years to provide super living space, all of which is particularly spacious with bags of natural light and charm. There's a great mix of old and new, all of which blend seamlessly together to create this very desirable family home. The annexe could be used for holiday lets, thus generating an income, and the grounds are fairly extensive yet manageable and include a formal garden, a large informal garden (perfect for growing fruit and veg and perhaps keeping chickens!) and the woodland adds a little extra to what is already a fabulous proposition.

It's perfectly located with gorgeous pastoral and fell views in all directions and is convenient for the A66 to Keswick and the Lake District as well as Cockermouth and the west coast towns and industries.

There's also a great choice of Outstanding Primary & Secondary Schools within 7 miles.

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

OWNERS' COMMENTS

"Trough Bridge has been our home for over 20 years, and it has been a lovely place to live. When we moved here from Northumberland our neighbours in the village were welcoming and we have made many friends here. It is a comfortable house with some super features and lots of room for family and friends. The double garage easily accommodates two cars, a work bench and several bikes and there is a large parking area behind the house where we keep our campervan. We have enjoyed living in the Lake District National Park, it's a privilege to have the Fells and Lakes so close and over the years we have been able to enjoy walking, running, swimming and cycling in this beautiful area. Having a large garden and greenhouses has meant we have been able to grow a lot of our own fruit and vegetables. There is also a more formal garden with flowering shrubs and trees. We enjoy the annual succession of snowdrops, daffodils, wood anemone, bluebells and other wildflowers in our little woodland area as winter progresses into spring each year. We are also visited by a wide variety of birds as well as red squirrels, badgers, frogs, toads, and, occasionally, a deer. The Embleton Spa Hotel and the Wheatsheaf gastro pub are just up the road and we're within easy reach of Bassenthwaite Lake Station Café and The Pheasant Inn."

THINGS YOU NEED TO KNOW

Oil central heating.

Solar panels. These generate an income of approximately £540 per annum. They are on a 3.5kw system.

Double glazing.

There is a mains water supply

Mains drainage.

Within the courtyard is an adjoining cottage in differing ownership which includes a large garden to the side.

FRONT ENTRANCE (from the road)

6'2" x 5'6" (1.88m x 1.68m)



With door leading into entrance area, inset foot mat and parquet flooring. Wall lights. Door leading into hallway.

INNER HALL

15'4" x 10'4" (4.68 x 3.16)

A super and very welcoming entrance hall fitted with parquet flooring and with stairs to the first floor. Upvc door, with double height glazing, leading to the courtyard.

SITTING ROOM

22'8" x 13'5" (6.91 x 4.10)



A beautiful period room with many Georgian features and giving a delightful view of the garden. With parquet flooring, working shutters and a characterful wood burning stove set into fireplace recess with sandstone hearth and oak surround. Alcove, wall lighting and television point. Two sash windows overlooking the side garden, further window to the side and glazed door into porch with door leading to the garden.

SECOND RECEPTION ROOM

13'5" x 9'3" (4.11 x 2.82)



Currently used as a music room but would make an ideal dining room, study or playroom. With sash window overlooking the garden and window to the front, wall lighting, continuation of parquet floor.

CLOAKROOM

8'10" x 4'8" (2.71 x 1.44)

Fitted with suite comprising wash basin and WC with two ceramic tiled walls, coat hooks, continuation of parquet flooring and two frosted windows to the front and extractor fan.

BREAKFAST KITCHEN

16'0" x 15'7" (4.90 x 4.75)



Fitted with a range of base and wall units in cream with laminate worktop over and waterproof splash-back. Includes 1.5 bowl stainless steel sink with mixer tap, 5-ring gas hob with charcoal grey composite splash-back and black and glass extractor fan over, double electric oven, space for microwave oven and integrated dishwasher. Two windows to the courtyard and a large window facing the front. Slate tiled floor and telephone point. Door leading into.

PANTRY

8'3" x 7'3" (2.52 x 2.22)

Fitted with a range of base and wall mounted cupboards, shelving with laminate worktop over and space for additional appliances. Slate flag floor and door leading into annexe.

UTILITY ROOM

13'1" x 10'1" (4.01 x 3.09)



Fitted with a range of base and wall units in white with laminate worktop over and ceramic tiled splash-back. Includes double stainless steel sink with draining board and mixer tap, plumbing for washing machine and space for additional appliances. Window overlooking the courtyard, pine clad ceiling with strip light and additional spotlights, quarry tiled floor, coat hooks and uPVC door to the courtyard.

STAIRCASE & LANDING

The first floor landing is accessed via a staircase with pine spindles and handrail and leads to a lovely open space with a full height window overlooking the courtyard and airing cupboard housing cylinder tank and shelving.

BEDROOM ONE

17'7" x 15'6" (5.37 x 4.74)



A particularly spacious double bedroom with windows to both sides. Coving and access into the loft. Door leads into:

DRESSING ROOM

8'8" x 8'1" (2.65 x 2.47)

With window overlooking the courtyard. Fitted with a good range of shelving and door leading into the annexe.

EN SUITE

8'10" x 6'3" (2.71 x 1.92)



Fitted with white wash basin with chrome mixer tap set into white fronted unit with cupboards and grey worktop over with large mirror and shaver point/light. Low level WC and walk-in shower with curved screen in chrome frame and wall mounted Mira shower and attachments. Additional wall mounted cupboard, white tiled floor, fitted around sanitary fittings with white ceramic tiles and part frosted window to the front.

BEDROOM TWO

14'3" x 11'0" (4.35 x 3.37)



Spacious double bedroom with panelled sash window, an aspect to the side garden and coving.

BEDROOM THREE

13'8" x 13'5" (4.19 x 4.11)



A double bedroom overlooking the courtyard with recessed shelving and double cupboards with shelving. This bedroom is currently used as a reading room.

BEDROOM FOUR

13'6" x 8'10" (4.13 x 2.71)



A double bedroom with an aspect to the side. Panelled sash window. Currently used as a study.

BEDROOM FIVE

15'10" x 7'10" (4.84 x 2.41)



Double bedroom to the front. Panelled sash window. Currently used as a study.

FAMILY BATHROOM

9'1" x 6'3" (2.79 x 1.91)



Fitted with corner bath with chrome tap connected shower, wooden side panelling, fitted behind the bath with attractive mosaic tiling in green/turquoise and Mira shower and attachments over; low level WC, white pedestal wash basin with two chrome taps, wall mounted mirror, shelf and shaver light, white ladder style radiator, two windows overlooking the front.

THE ANNEXE



Accessed from the courtyard via a composite door with chrome ironmongery into:

OPEN PLAN KITCHEN/DINING ROOM/LIVING ROOM

A fabulous room with open plan and ideal for holiday let.

LOUNGE AREA

16'0" x 15'2" (4.89 x 4.63)



With two windows to the front. Decorative stone built fireplace with hearth and wooden mantle over, stairs to the first floor, cupboard with shelving and door into the main house. Steps down to the kitchen/diner.

DINING KITCHEN

9'8" x 9'1" (2.96 x 2.79)



Fitted with a range of base and wall units in a cream with wooden trim handles and white ceramic tiled splashback with laminate worktop over. Includes integrated electric oven with 4-ring halogen hob over, concealed extractor fan, plumbing for two appliances and stainless steel sink, space for an additional appliance. Two windows overlooking the courtyard, ample space for a dining table, composite door to the courtyard with inset foot mat and blue tiled floor. Steps up to the lounge.

STORE ROOM

6'11" x 6'9" (2.11 x 2.07)

Large window overlooking the front and coat hooks and cupboard housing oil central heating boiler.

FIRST FLOOR LANDING

Stairs to the first floor with dark stained timbers, large window

overlooking the village of Embleton and landing with cupboard with shelf and hanging rail. There is also a door which leads to the first floor level of the adjoining house and airing cupboard with slatted shelving, cylinder tank and immersion.

BEDROOM ONE

11'5" x 8'8" (3.48m x 2.64m)



Double room with large window overlooking the front, wall light.

BEDROOM TWO

8'7" x 8'5" (2.62m x 2.57m)



Double bedroom (currently with twin beds) with television point and large window overlooking the front.

BEDROOM THREE

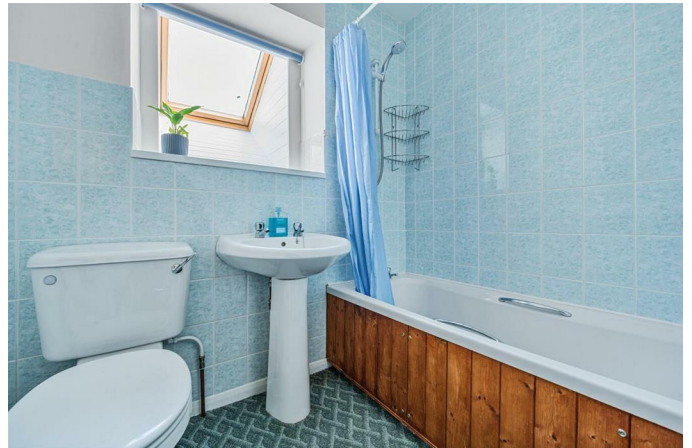
15'11" under eaves x 7'10" (4.87 under eaves x 2.39)



Spacious room but mostly under eaves so with limited head height but it can accommodate two single beds. Velux roof light, coat hooks and wall light.

BATHROOM

6'5" x 6'1" (1.98 x 1.87)



Fitted with bath and wooden side panelling with wall mounted shower and attachments over, white pedestal wash basin, low level WC, fitted around sanitary fittings with coloured ceramic tiling, wall mounted medicine cupboard, shelf, mirror and shaver light and a Velux roof light set within white painted window area.

PARKING

The property is accessed via a brick paved drive that leads into a large courtyard area all of which is maintained by Trough Bridge but there is access and parking for two cars for the adjoining property known as Trough Bridge Cottage.

LARGE DETACHED GARAGE

22'2" x 20'9" (6.76 x 6.33)



With two single up and over doors. Concrete floor, white painted breezeblock walls, frosted window to two sides and pedestrian door to the side. Controls for the solar panels, wall mounted work bench, shelving, cupboards etc. and access via a step ladder to a storage area within the roof void.

FRONT GARDEN

A small area of garden with lawn and floral borders and access to the front door and a path which opens up to the formal garden at the side.

SIDE GARDEN (FORMAL)



A path from both sides of the property leads to the more formal garden where there is a fabulous array of well established colourful shrubs and mature trees with a backdrop of Skiddaw and Sale Fell. There is a paved patio and greenhouse to the side.

FRUIT AND VEGETABLE GARDEN



Beyond the garage is a further large garden which includes various fruit trees including damson, apple, plum, medlar, crab-apple and cherry trees, vegetable areas and large lawn. All beautifully well maintained yet and partly surrounded by a stone wall and beech hedge and includes a wood store, shed,

concealed oil tank, greenhouse and pedestrian door into the garage.

THE WOODLAND



Cross the road and a gap in a beech hedge leads to a very interesting woodland area incorporating a stream (Wythop Beck) with a bridge over and includes a great variety of trees and an assortment of spring flowers including snowdrops, crocus, daffodils, woodland anemone and bluebells.

OUTLOOK



The property sits in a position where there are 360 degree views of fells and countryside, including Sale Fell, Binsey and Skiddaw (not to mention the Belted Galloway cows!) towards Embleton, the golf course and around to the flatter terrain in the west.

DIRECTIONS



From the A66 at Embleton turn up towards Wythop Mill. After approximately 0.5 miles Trough Bridge is on the left hand side.

COUNCIL TAX

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

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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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SURVEYS AND VALUATIONS

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MORTGAGE ADVICE

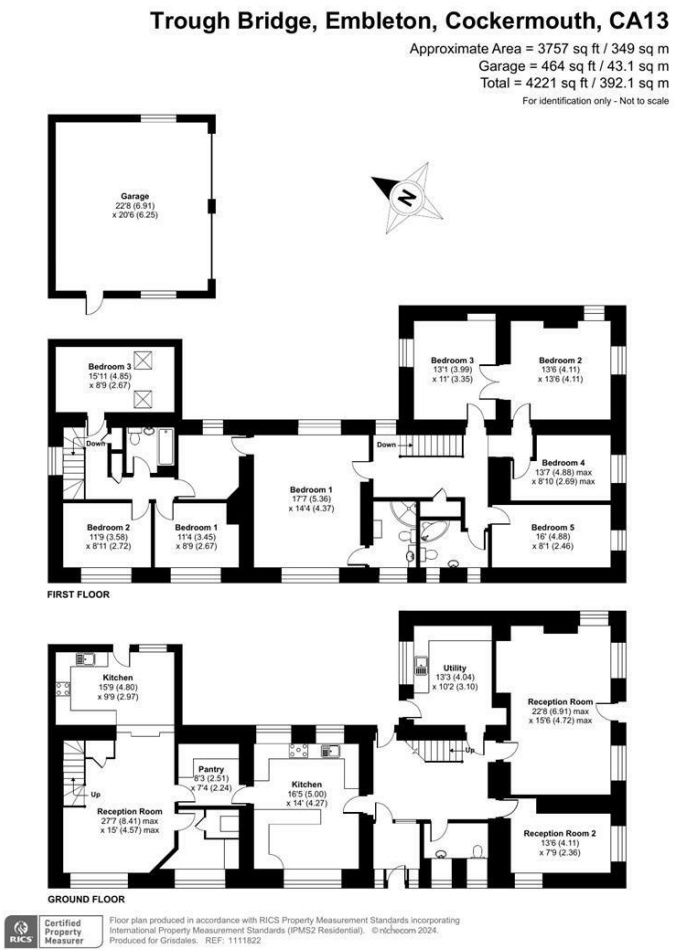
Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the

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.

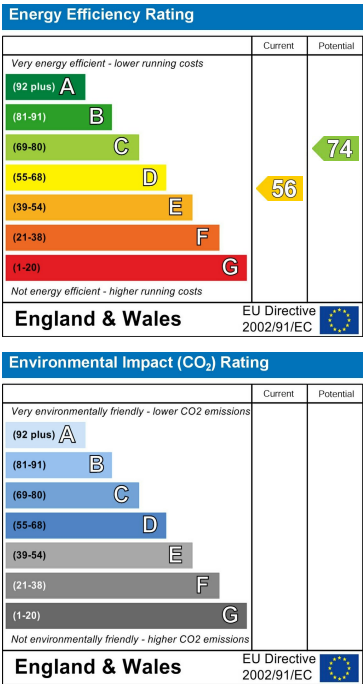
Floor Plan



Area Map



Energy Efficiency Graph



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