



GRISDALES

PROPERTY SERVICES



The Lodge The Went, Cockermouth, CA13 0UQ

£350,000

JUST WOW !!! THIS GORGEOUS AND INDIVIDUAL LODGE HOUSE IN ITS BEAUTIFUL AND EXTENSIVE WRAP AROUND GARDENS WITH BEAUTIFUL COUNTRYSIDE VIEWS IS COMPLETELY UNIQUE. LOCATED IN THE QUIET VILLAGE OF GREYSOUTHEN WITH A SHORT DRIVE INTO COCKERMOUTH FOR ALL YOUR LOCAL AMENITIES AND YOU'LL BE SO CLOSE TO THE LAKE DISTRICT NATIONAL PARK LIFESTYLE

Beamed ceilings, leaded windows and some exposed stone walls are just some of the stunning features you'll encounter... The living and bedroom space are laid out in a completely unique manner and offer a cosy and comfortable home... Comprising a gorgeous lounge with log burner, large kitchen / dining room, conservatory, study, three bedrooms, the master enjoying its own ensuite, and a fabulous family bathroom with clawfoot bath and separate shower cubicle.

You really must see the gardens at this property....gravelled driveway approached by your own 5 bar gate. well maintained lawns, summerhouse, patios, shrubberies pond, greenhouse and multiple flower beds...You can literally wander around this garden and find something new each time....

Helping you find your perfect new home...

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

There is gas central heating at the property

CONSERVATORY

15'8" x 10'9" (4.80 x 3.30)



Comprises two sets of French doors, radiator, tiled floor, electric ceiling fan. Door into:

KITCHEN/DINING ROOM

17'10" x 14'9" (5.44 x 4.50)



With two windows, a generous fitted kitchen with cream shaker style units with chrome handles, wood worktops and tiled splash-back; integrated Neff oven with separate Neff 5-ring gas hob and stainless steel splash-back and stainless steel extractor chimney, integrated fridge, integrated dishwasher, Belfast sink, full length carousel unit, integrated ceiling lighting, excellent size dining area, half non-slip flooring and half carpeting. Steps and door to:

BEDROOM THREE

9'8" x 7'1" (2.95 x 2.16)



A large single bedroom, two windows to dual aspect, beam, radiator wall mounted cupboard

LIVING ROOM

14'11" x 12'9" into bay (4.55 x 3.89 into bay)



Gorgeously cosy with three windows to front aspect with wooden shutters, vaulted beamed ceiling, cast iron log burner, tiled floor.

BEDROOM TWO

12'7" x 8'7" (3.84 x 2.62)



Double bedroom. window overlooking garden, original fireplace feature, access to loft, radiator, wood flooring

STUDY

12'7" x 9'3" (3.84 x 2.82)



With two windows to dual aspect, built-in office furniture including desk, shelving, computer area and further shelving, exposed stone wall, stairs to first floor, wood flooring.

WC

FIRST FLOOR LANDING

Double cupboard with louvre doors, boiler and Tempest hot water cylinder.

MASTER BEDROOM

14'0" x 9'6" (4.27 x 2.90)



A good double bedroom with fabulous beamed ceiling and countryside views. Door to:

EN SUITE SHOWER ROOM



Shower enclosure with chrome shower fittings, wash hand basin and WC integrated into light wood effect unit with double cupboard and chrome handles, radiator, electric shaver point, Velux window, vaulted ceiling and beam, light wood effect laminate flooring.

MASTER BATHROOM



With large shower enclosure with curved glass doors, dark red high gloss marble effect surround and chrome shower fittings, freestanding claw foot bath with chrome taps and shower attachment, pedestal wash hand basin, WC with Victorian cistern, integrated ceiling lighting, wood effect laminate flooring and wood panelled walls.

GARAGE



EXTERNAL - FRONT AND SIDE AND REAR



The serene and private gardens of The Lodge are beautifully appointed with fabulous views, and wrap around the property to offer many lovely areas to either potter, garden or relax. The gardens are accessed via a wooden five bar gate to a substantial gravelled drive which leads to the garage. There is a lawn to the side here which has an attractive summerhouse and there is a wooden gate which takes you into the main gardens which comprise a well planned and well established combination of patio area, lawn, mature trees and shrubberies, pond, vegetable bed areas and greenhouse with paved and gravelled paths winding through this gorgeous haven...

DIRECTIONS

The property is best accessed using the road which runs parallel to the A66 between Bridgefoot and Brigham. If coming from Bridgefoot take the first right hand turn signposted for Greysouthen; if coming from Brigham take the second left for Greysouthen just before the 40 miles per hour zone ahead of Bridgefoot. Once on this road follow it into Greysouthen.

COUNCIL TAX

We have been advised by Cumberland Council (0300 373 3730) 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

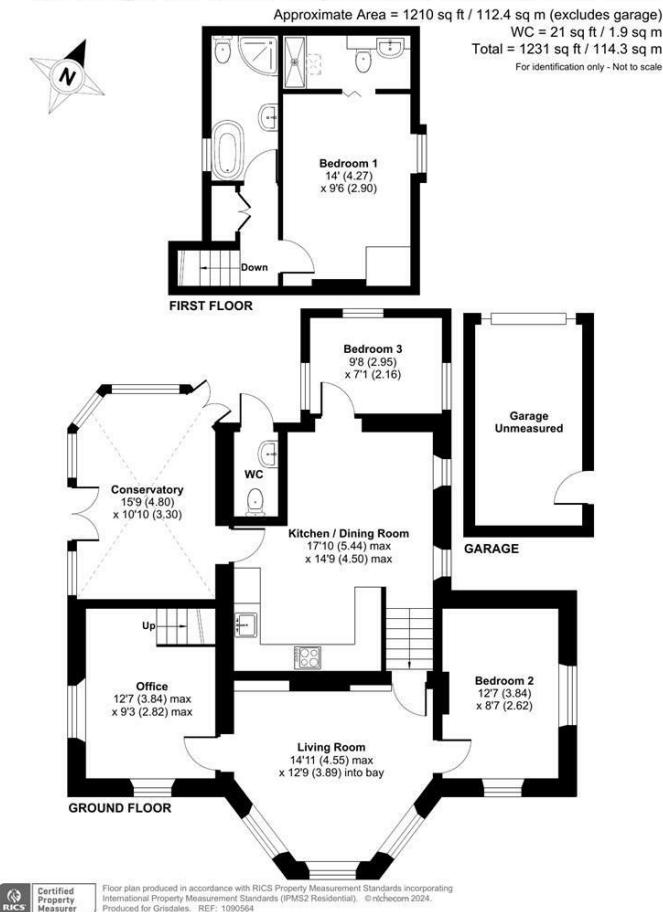
Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

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.

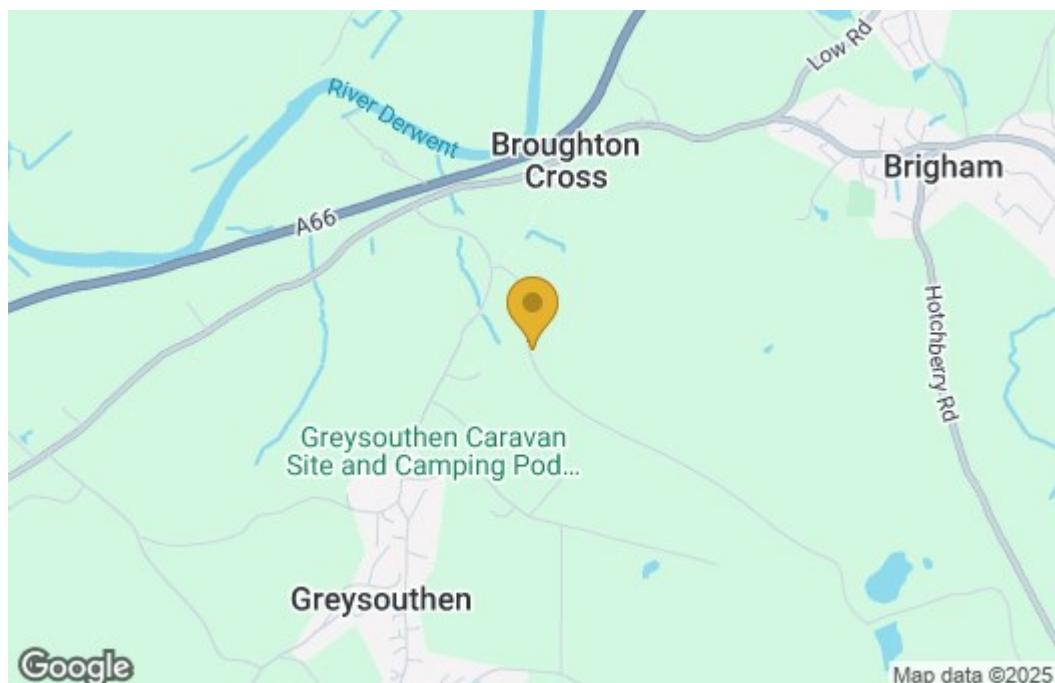
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

Floor Plan

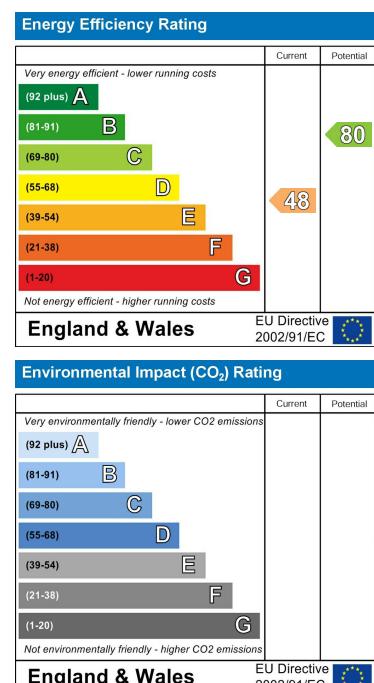
The Lodge, The Went, Greysouthen, Cockermouth, CA13



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.