



GRISDALES

PROPERTY SERVICES



Tweed Mill Lane, Cockermouth, CA13 9DE

£380,000

DISCREETLY POSITIONED ALONG A PRIVATE LANE and within about 10 minutes walk from the town centre, this fabulous bungalow is a hidden gem bursting with natural light, colour and individuality. Finished and maintained to a high specification, it offers generous and beautifully balanced and flexible living space including 2/3 bedrooms, 1/2 reception rooms and no end of practical storage space (accessed at first floor level via a practical remote controlled fold down ladder).

The thoughtfully designed and terraced garden is a haven—alive with vibrant planting, mature trees, lawns and tranquil seating areas where birdsong and wildlife (especially red squirrels!) can be enjoyed. There's also a pretty garden to the front and a drive which leads to a single garage.

This is a home that surprises, delights and effortlessly combines homeliness with convenience. Come and see it for yourself, feel its connection to town and imagine the lifestyle it could offer you.

Helping you find your perfect new home...

www.grisdales.co.uk

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THINGS YOU NEED TO KNOW

Double glazing
Central heating

ENTRANCE

The property is accessed via steps into an enclosed front entrance porch with tiled floor and composite door with frosted glazing either side. Leads into:

INNER HALLWAY

Inset foot mat, 2 useful storage cupboards, access into the loft. Coving.

LOUNGE

15'7" x 11'10" (4.75 x 3.61)



Accessed via a part glazed door. Electric fire and marble surround with matching hearth. Large window to the front and window to the side. Centre ceiling rose, coving and television point.

BEDROOM THREE/DINING ROOM

8'11" x 9'10" (2.72 x 3.02)



Small double bedroom (currently used as a dining room). Aspect to the front. Coving.

KITCHEN

13'8" x 9'3" (4.19 x 2.84)



Fitted with a comprehensive range of handle-less base and wall units in cream, with laminate worktop over and matching splash back and ceramic tiling. Includes 1.5 bowl stainless steel sink with mixer tap, integrated double electric eye level oven, four ring gas hob with stainless steel extractor. Integrated dishwasher and wine cooler. Windows to two sides, coving, spotlights, wood effect flooring and useful pantry with shelving, door into utility room.

UTILITY ROOM

10'9" x 4'5" (3.30 x 1.37)



Fitted with gas boiler, space for two appliances, worktop and cupboards over, good range of shelving and composite door to the rear. Continuation of kitchen flooring.

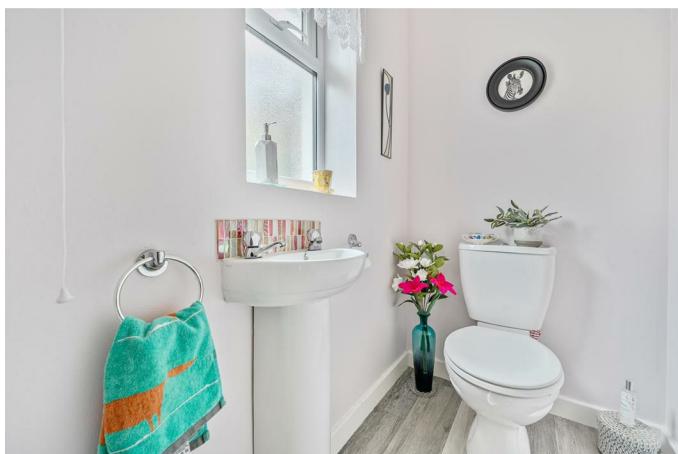
BEDROOM ONE

12'11" x 11'10" (3.94 x 3.61)



A spacious double bedroom with an aspect to the rear with built-in handmade Neville Johnson wardrobes. Coving. Door leading into:

ENSUITE



Fitted with pedestal wash basin with mosaic tiling splashback, low level WC. Vinyl flooring, frosted window to the rear.

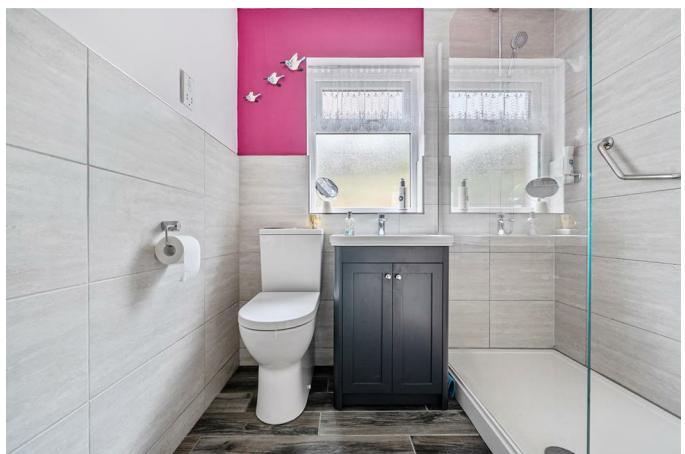
BEDROOM TWO

10'7" x 10'5" (3.25 x 3.20)



Double bedroom to the rear with French doors to the rear garden. Two double built-in cupboards with sliding doors, shelving and hanging space. Coving.

FAMILY BATHROOM



Fitted with walk-in shower enclosure with clear screen and wall-mounted chrome shower and attachments, wash basin with mixer tap set into vanity unit and low-level WC. Part tiled in grey ceramic tiles with white ladder star radiator and frosted window to the rear. Wall-mounted heater and shaver point. Ceramic tiled flooring.

ATTIC/FIRST FLOOR

A remote controlled fold down ladder with handles gives access to the first floor area which includes two spacious under-eaves storage areas and a further room with cupboards, heater and window.

DRIVE AND GARAGE

15'3" x 10'9" (4.65 x 3.30)



A steep drive leads to a single garage with electric up and over door.

FRONT GARDEN



To the front is a pretty garden mainly laid to lawn with well-established shrub and floral borders. Pedestrian gate and steps also lead up to the property and there are paths either side of the property to the rear.

Note: The ownership of the lane extends to the stone wall on the opposite side of Tweedmill Lane and is the width of the property.

REAR GARDEN



To the rear of the property is a beautiful terraced garden which

has undergone a significant amount of work over the years. There are steps and pathways, seating areas, lawns, flower beds etc as well as brick and stone built features etc. It is quiet and peaceful and there is a fabulous outlook from the top.

OUTLOOK



There's a delightful outlook, particularly from the top of the garden, over rooftops.

DIRECTIONS

W3W///amaze.whirlpool.applies

From Lorton Street proceed over the bridge then take the next right into Tweedmill Lane - the property can be found approximately 100 yards along on the right hand side.

COUNCIL TAX

We have been advised by Cumberland Council (0303 1231702) that this property is placed in Tax Band D.

VIEWINGS

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.

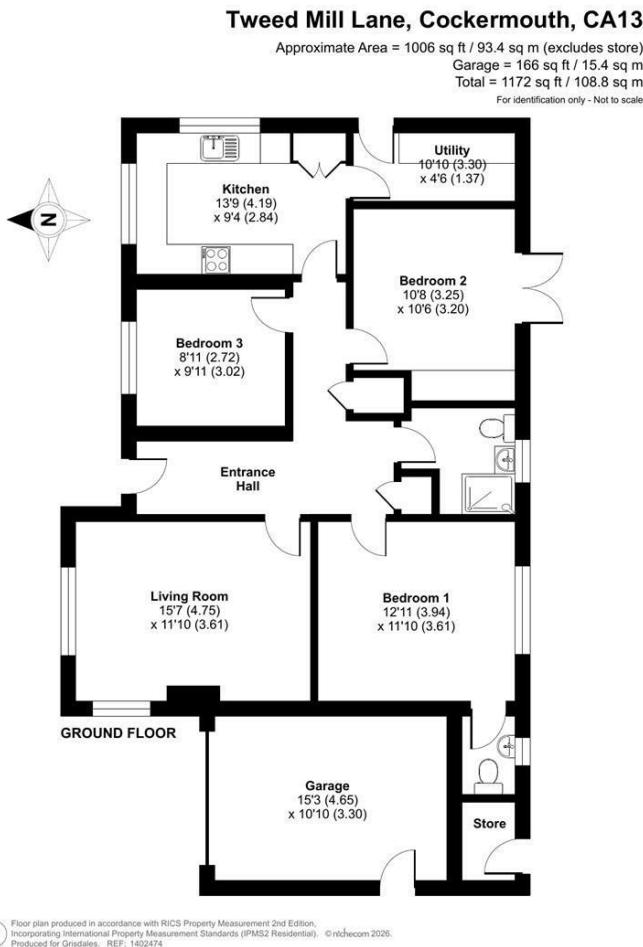
MORTGAGE ADVICE

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



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.