



GRISDALES

PROPERTY SERVICES



1 Howe Dyke Cottage Setmurthy, Cockermouth, CA13 9SL

£349,950

Quietly nestling within a small development of 3 other properties this gorgeous three bedoomed property occupies a delightful rural position approximately 4.5 miles from Cockermouth yet fairly close to the A66 for good transport links to Keswick and the Lake District as well as the west coast.

It's a delight inside and offers high quality contemporary style accommodation with an open plan lounge/diner/kitchen downstairs and three double bedrooms (one with an en-suite) and a family bathroom upstairs. The back is accessed via stone steps (or the lawn) which lead to a cottage style garden with grass and borders with well established shrubs and trees. There's a delightful view too!

At the front there's ample parking and a SINGLE GARAGE.

Come and have a look to appreciate the quiet location, the wildlife and the surrounding countryside.

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

WHAT YOU NEED TO KNOW

Timber double glazed sash windows.
Oil fired central heating.

ENTRANCE

The property is accessed via a hardwood door with frosted glazing panel. Leads into:

ENTRANCE HALL

Inset mat and step down into hallway. With black and white tiled floor, stairs to the first floor and doors leading into lounge and kitchen.

LOUNGE

9'8" x 9'1" (2.95 x 2.78)



Oak effect flooring, deep windowsill and window overlooking the front. Telephone and television point. Multi fuel stove set into fireplace with exposed brick and stonework. Wall mounted shelving. Large opening into:

KITCHEN

19'1" (max) x 9'4" (5.82 (max) x 2.87)



Fitted with a range of base and wall units in a Shaker style in cream with brushed chrome knobs and natural wood worktop over with matching upstand. Include stainless steel sink with

mixer tap, integrated double electric oven and 5-ring Lamona electric hob with concealed extractor fan, all set into recess, with drawers either side of the oven. Grey painted cupboards to the side and integrated dishwasher. Deep windowsill and window overlooking over the rear. Wall mounted shelving and ample space for a dining table. Continuation of oak flooring. Under stairs recess. Steps lead into:

UTILITY

7'0" x 6'4" (2.15 x 1.94)



Fitted with base cupboards with wooden worktop over and matching upstand. Includes stainless steel sink and mixer tap, plumbing for washing machine and space for additional appliances. Pedestrian door into the garage. Continuation of flooring and door leading into:

CLOAKROOM

7'1" x 3'0" (2.16 x 0.93)



With low-level WC and wash basin with chrome mixer tap and tiled splashback. Black and white tiled floor. Frosted window to the rear. Extractor fan and wall mounted shelf.

STAIRS AND LANDING

Staircase to half-landing level with access to Bedroom 1 and continuation of staircase to two further bedrooms and the bathroom. Airing cupboard. Window overlooking the rear.

BEDROOM 1

15'7" x 9'9" (4.75 x 2.98)



Spacious double room with window overlooking the front and one to the side. Access into the loft. Door leading into:

EN-SUITE

7'9" x 6'8" (2.37 x 2.04)



Fitted with chrome ladder style radiator, wash basin and with mixer tap and splashback, and wall mounted mirror. Shaver point, low-level WC. Frosted window to the rear and P shaped bath with curved screen in chrome frame and handle. Chrome shower and attachments. Spotlighting. White floor. Fitted around sanitary fittings with beige ceramic tiles.

BEDROOM 2

13'8" x 10'2" (4.19 x 3.11)



Double room with aspect to the front and feature fireplace.

BEDROOM 3

13'1" x 9'10" (3.99 x 3.02)



Double room to the rear with feature fireplace.

FAMILY BATHROOM

6'11" x 5'9" (2.11 x 1.77)



Fitted with bath and clear screen in chrome frame. Wall mounted chrome shower and attachments. Fitted around bath with beige ceramic tiles. White wash basin with chrome mixer tap and tiled splashback. Wall mounted electric mirror with light. Shaver point. Low-level WC. White tiled floor and chrome ladder style radiator. Spotlights and extractor fan.

PARKING



A shared gravelled drive leads to parking for one car to the side of the property and two cars opposite the property. Access into the garage.

GARAGE

13'7" x 10'3" (4.15 x 3.13)

With up and over door, concrete floor and wall mounted shelving etc. Oil fired central heating boiler. Pedestrian door to the side.

EXTERNAL



A gravelled path leads round to the side and rear of the property with steps up to the raised cottage style garden with with pergola, paved patio area with steps to a further raised garden and large lawn to the side.

The neighbours have a right of way over the side/rear path.

DIRECTIONS

From Main Street in Cockermouth go east over the Cocker bridge then follow the road up Castlegate and onto Castlegate drive and take the first left onto Isel Road. Continue out of town and follow signs towards the Lakes Distillery. Before arriving there take the right hand turn at St Barnabas Church and the property can be found on the left hand side after about 100 yards.

COUNCIL TAX

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

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.

*Please note these details have yet to be approved by the vendors.

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

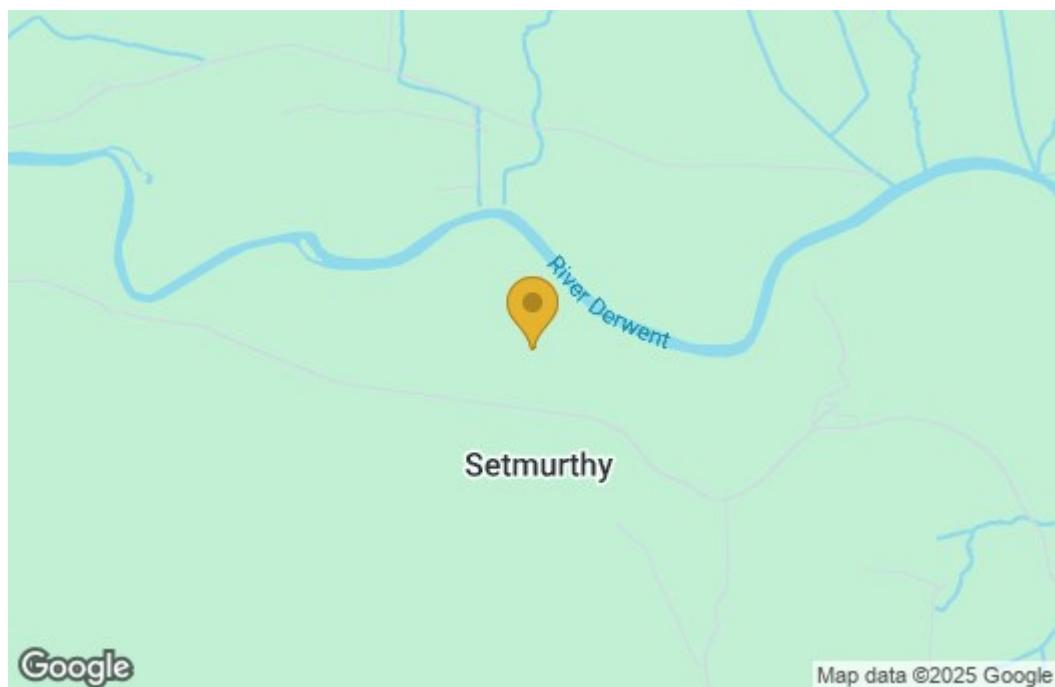
Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

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.

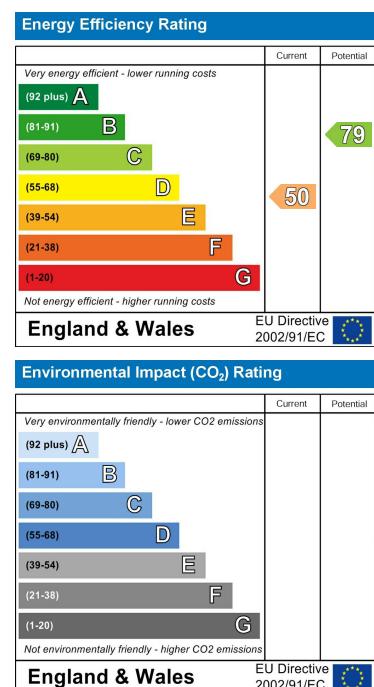
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.