GRISDALES
PROPERTY SERVICES

# 82 Kirkgate, Cockermouth, CA13 9PH

## £199,500

STEP THROUGH THE FRENCH DOORS AND ONTO A PRIVATE PATIO where stone steps rise gently to a tranquil pond, framed by lush planting. A charming summerhouse beckons for long afternoons with a favourite book and a glass of wine, while a long pathway leads you through this surprisingly large garden brimming with vibrant flowers, flourishing shrubs, fruit bushes, and homegrown vegetables - perfect for those with Green Fingers! Tucked away, the garden offers the perfect sanctuary to savour the peace and quiet of the neighbourhood yet it's so close to the hustle and bustle of our thriving town.
The heart of this two bedroomed terraced cottage is an inviting open-plan living space, where a cosy stove warms evenings of conversation, and the modern kitchen and dining extension blend style with practicality. Upstairs, two bedrooms await along with a contemporary shower room.
It's known as "Little Jug", just the place for a "Big Hug".

## THINGS YOU NEED TO KNOW

Mix of single glazing with secondary panels and uPVC windows.
Electric heaters with underfloor heating in the kitchen and dining room.

## OWNER'S COMMENTS

"Little Jug" has been our family home since 1985, and we have enjoyed every minute living here. We bought it particularly for the garden which has been a delight over the years. The pond eventually found its right place after we abandoned 2 others, the trees have matured and the fruit crops well: rhubarb, blackcurrant, redcurrant, plum, eating apple, cooking apple and pear. It is a garden which we have loved sharing with others: opening for the garden trails, inviting folks around for drinks or supper and when everyone has left enjoying the last rays of the western sun with a nightcap.

The house is quirky and small, that cannot be denied, but it is welcoming, cosy and the addition of the kitchen extension has brought it up to modern standards. It has quite a history and we have had visitors from Australia (I'm still in touch with them) who had ancestors living here who migrated after World War II as Ten Pound Poms. Also, a lady from Wales who as a child spent her summer holidays here. It was great to hear the stories and how the place has changed over the years. Some of the benefits of living in an older property!

## ENTRANCE

The property is accessed via a hardwood door into the entrance lobby with inset foot mat and a part hardwood door with a bespoke "Little Jug" coloured glazing panel leads into the sitting room.

## RECEPTION ROOM

12'3" (max) x 11'3" (max) (3.75 (max) x 3.45 (max))

Wood burning stove in fireplace alcove with tiled hearth, dark stained timber beams, recessed shelving and window overlooking the front. Door leading to the first floor and step up into the dining area.

## DINING AREA

10'1" x 6'8" (3.09 x 2.04)

Useful understairs cupboard with attractive and discreet shelving to the side. Spotlighting. Ample space for dining table and grey tiled floor. Step up into the:

## KITCHEN

11'10" x 7'8" (3.62 x 2.34)

Fitted with a comprehensive range of base and wall units in a combination of green and cream paint work with attractive ceramic and metal handles and laminate worktop with matching upstand. Includes 1.5 bowl white composite sink unit with mixer tap and green splash-back. Integrated electric oven with microwave. 4 ring electric hob, green splash-back and extractor fan. Integrated dishwasher and concealed washing machine. Space for a fridge freezer. Tiled floor and double French doors with glazing either side and an attractive archway over leads out onto the garden.

## STAIRCASE

With grab handles leading to:

## BEDROOM 1
11'9" x 9'9" (3.60 x 2.98)

Double bedroom to the front with recessed dressing table area and access into the loft.

## BEDROOM 2
7'4" x 7'3" (2.24 x 2.23)

Single room to the rear.

## BATHROOM

Shower enclosure with electric shower. Wash basin with mixer tap set onto a vanity unit with cupboards below and WC with concealed flush panel. Fully tiled throughout with ceramic tiling, white ladder style radiator. Extractor fan. Spotlighting. Chrome bathroom fittings and UPVC window to the rear.

## GARDEN
Accessed from the kitchen, the garden extends a considerable distance down to a parking space at the end.

## PATIO

Attractive patio area with steps leading into a:

## SUMMERHOUSE
A large detached summerhouse with single glazing and adjoining shed/store.

## GARDEN POND

Attractive rockery and borders and some mature planting. Steps leading down to the:

## LAWN AND SHILLIED AREA

A path leads past a detached shed (with a large window overlooking the garden and with an attached log store) and a brick built bench overlooks a small lawn with a gate separating this garden from the next.

## KITCHEN GARDEN

With raised borders providing an abundance of planting including shrubs and flowers as well as herbs, rhubarb and vegetables. Soft fruit bushes include raspberries, blackcurrants etc as well as a pear tree laden with fruit. An archway leads down to:

## PARKING

Double gates from the rear of Kirkbank/front of Sunnyside give access to an off road parking space. Bin and compost storage space.
There is also parking available on the large pavement area in front of the house at the top of Kirkgate.

## DIRECTIONS

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The property is located at the top of Kirkgate - opposite the junction to Windmill Lane.

## COUNCIL TAX

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

## 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.

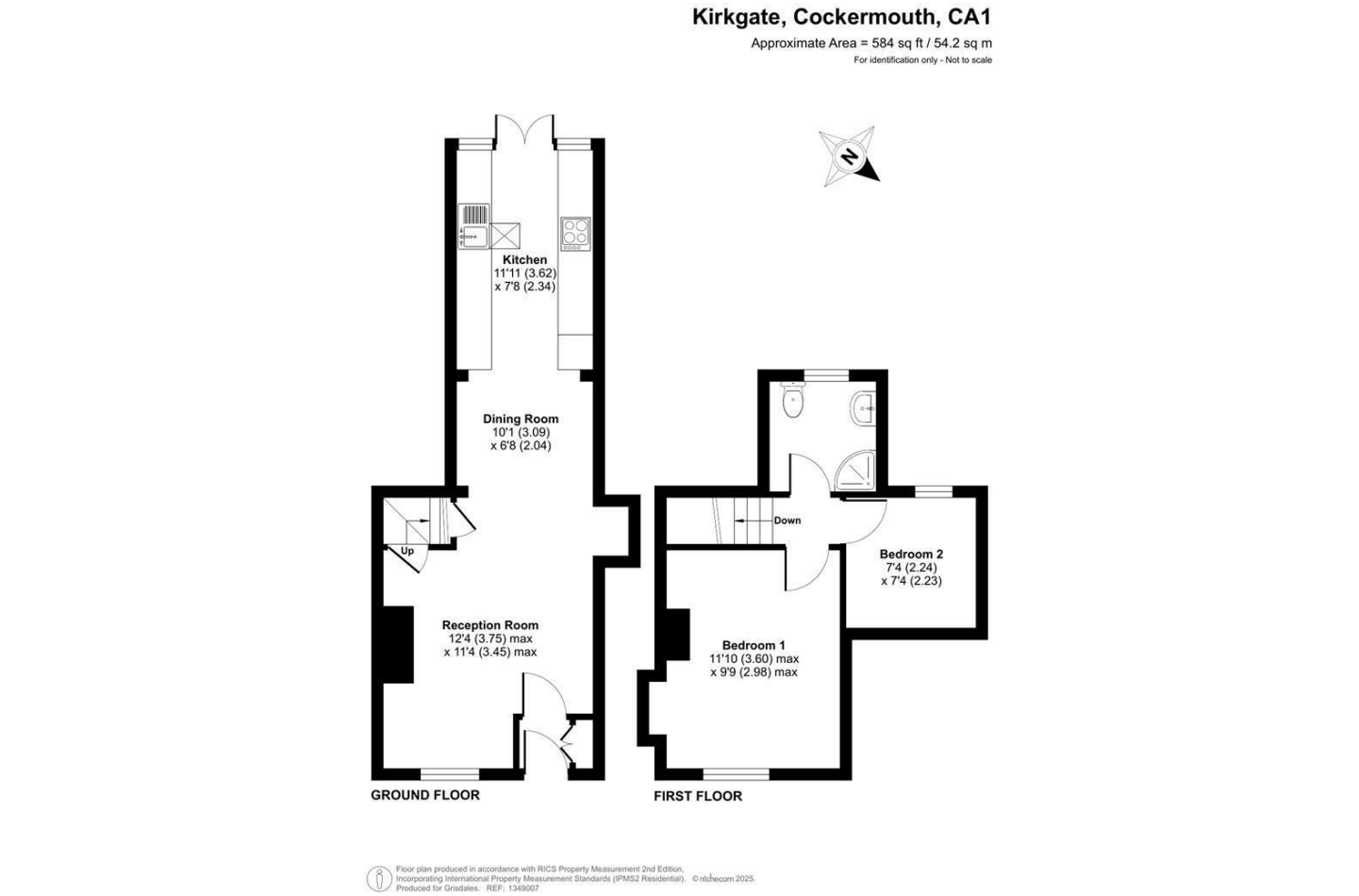
## MORTGAGE ADVICE

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.

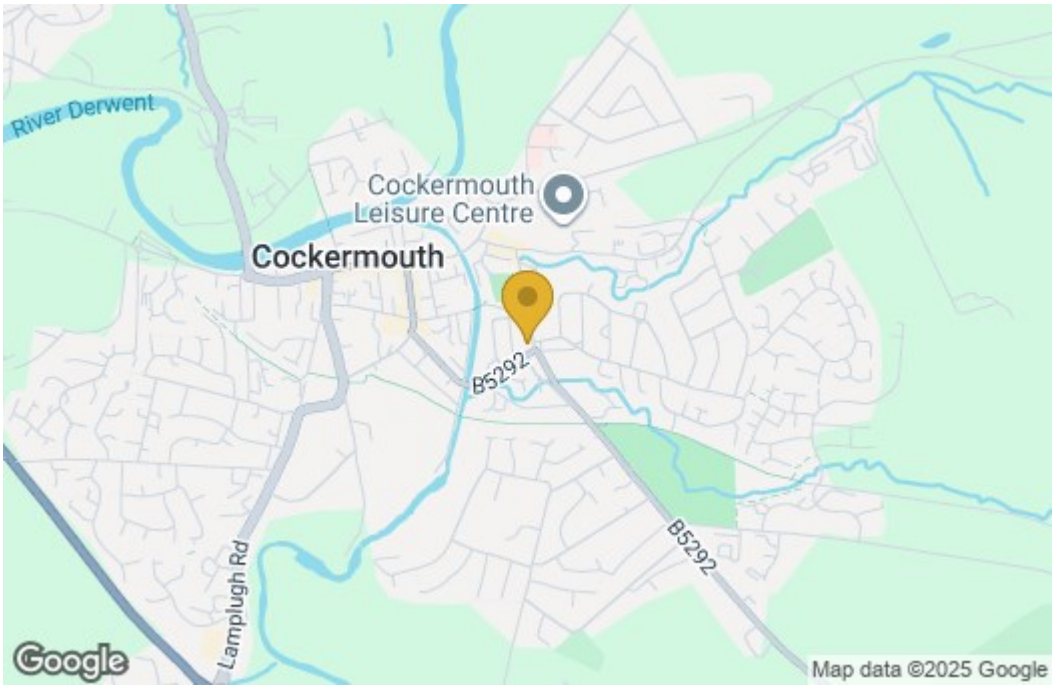
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

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.

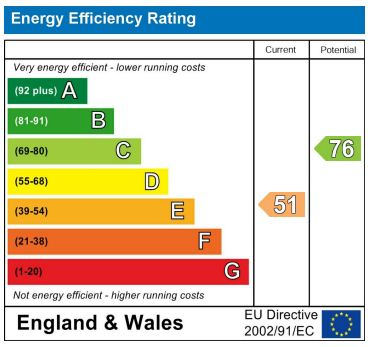
## Floor Plan

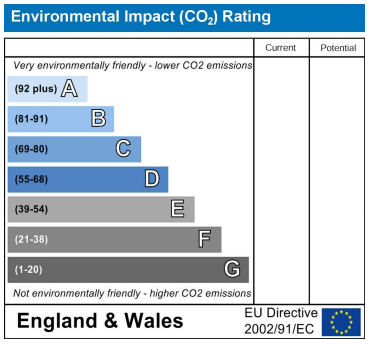



## Area Map




## Energy Efficiency Graph

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