



## 8 Main Street, Greysouthen, Cockermouth, CA13 0UG

**£227,000**

We absolutely adore this delightful two-bedroom cottage, perfectly positioned in the heart of Greysouthen just a stone's throw from the play park and the village hall – the hub of this thriving community. Ideally located for outstanding primary and secondary schools, the A66 and with both the Lake District and the coast just a 15-minute drive away, it offers the best of village charm, convenience and countryside adventure.

Bursting with character, the cottage has lovingly retained many of its original features, with fittings beautifully in keeping with its age. The country-style kitchen is practical and inviting, while two cosy reception rooms – one complete with a woodburner – create perfect spaces to relax and unwind. There's also a useful ground floor shower room/utility. Upstairs, you'll find two generous double bedrooms, one with a vaulted ceiling, plus a versatile additional room ideal for home working or a nursery, all complemented by a stylish bathroom. With gas central heating, double glazing, on-road parking and a private south-facing rear yard perfect for vibrant plant pots and sunny afternoons, this charming home truly has it all.



## WHAT YOU NEED TO KNOW

Gas heating and woodburner.

Double glazing

Both flat roofs have recently been replaced.

Newly fitted front door.

## SITTING ROOM

16'4" x 12'6" (4.99 x 3.82)



Accessed via a new front door, this is a fabulous and very comfortable room with exposed beams, wood burning stove set within attractive fireplace with stone hearth and painted mantelpiece over. Useful cupboard, wood effect flooring and television point. Door to second reception room, kitchen and shower room and windows to the front and rear.

## DINING ROOM

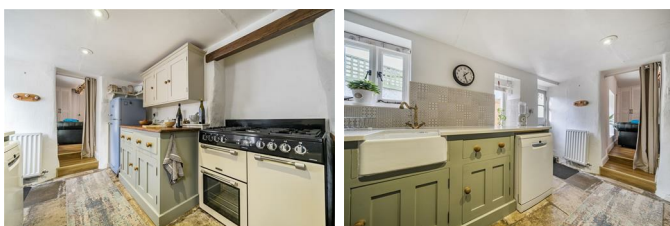
15'8" x 9'8" (4.79 x 2.95)



With an aspect to the front, stairs to the first floor and understairs alcove. Fireplace, suitable for an electric fire.

## KITCHEN

12'4" x 7'11" (3.76 x 2.43)



Well fitted with a good range of bespoke base and wall units along with worktop and attractive new tiling, all of which blend perfectly with the style of the property. Includes Belfast sink with brass mixer tap, space for Range style oven in alcove with beam over, plumbing for dishwasher and space for fridge/freezer. Additional shelving/plate racks, stone flooring, spot lights. Door and two windows to the rear. Step up to the sitting room.

## UTILITY/SHOWER ROOM



With shower in enclosure, low level w.c. and wash basin set onto wood worktop with plumbing for washing machine below. Painted tongue and groove panelling, window to the side, beam to ceiling and spot lighting.

## FIRST FLOOR LANDING

### BEDROOM 1

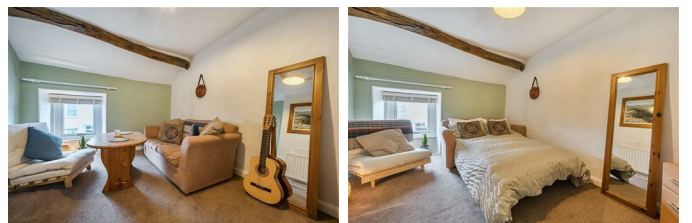
16'4" x 12'9" (4.99 x 3.89)



A fabulous and particularly spacious double bedroom with a vaulted ceiling, exposed beam and good range of professionally made built in wardrobes with cupboard housing boiler. Newly fitted carpet and windows to the front and rear.

### BEDROOM 2

12'6" x 9'8" (3.83 x 2.96)



Double room to the front. Beam.

### BOX ROOM/STUDY/HOBBIES ROOM

8'0" x 7'11" (2.44 x 2.43)



Room to the rear suitable as a nursery or study.

### BATHROOM



Well fitted with bath and shower over, wash basin within vanity unit and w.c. Window to the rear.

### EXTERNALLY



South facing private courtyard garden with secure storage.

### PARKING



### DIRECTIONS

W3W: [///cornfield.blush.truth](https://www.cornfield.blush.truth)

From Cockermouth, take the A66 towards Workington, taking the left turn signposted Brigham. Follow the road round to Broughton Cross and then take the left turn into Greysouthen. As you proceed into the village the property can be found on the right hand side.

### 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 REGULA

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 Grisdale's, 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**

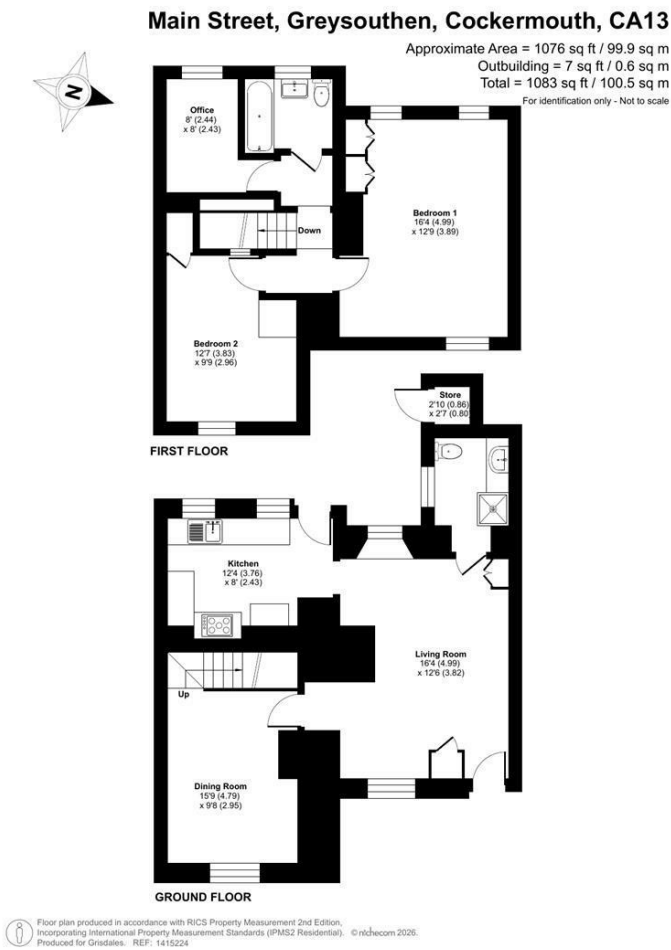
Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

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.



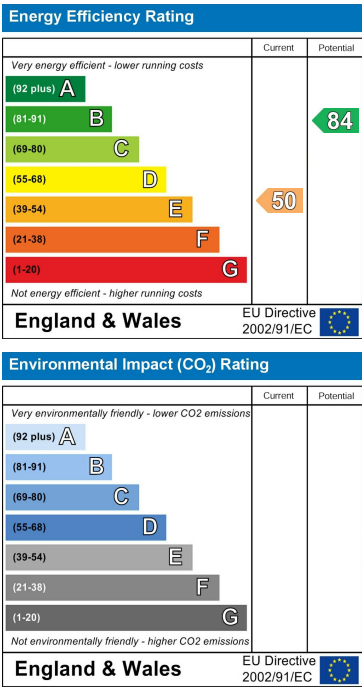
Floor Plan



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