



Dale House , Cockermouth, CA13 0PT

£210,000

Nestled in the charming village of Tallentire, Cockermouth, this Grade II listed semi-detached house presents a unique opportunity for those seeking a project to create their dream home. With three spacious bedrooms and two reception rooms, this property offers ample space for family living. The house is in need of complete refurbishment, allowing you to design and personalise every aspect to your taste. The location is particularly appealing, situated in a popular village with a welcoming pub and is within the catchment to Outstanding primary and secondary schools, making it an ideal setting for families and those who appreciate community life. The property also features a lovely garden, which not only provides a tranquil outdoor space but also offers stunning views of the surrounding countryside with Skiddaw and Ullock Pike in the distance - perfect for enjoying the natural beauty of the area.

Additionally, the house includes a garage, providing convenient storage or parking options. This semi-detached home is a rare find, combining historical charm with the potential for modern living. If you are looking for a property that allows you to invest your creativity and effort, this could be the perfect opportunity for you. Embrace the chance to transform this house into a beautiful home in a picturesque village setting.

*** NO CHAIN *** NO CHAIN *** NO CHAIN ***

THINGS YOU NEED TO KNOW

Electric heating.

Windows are a combination of a single glazed sash and single glazed aluminium

The property requires to be fully refurbished throughout.

The house and garage are Grade II Listed

ENTRANCE

The property is accessed via a hardwood door leading to:

ENTRANCE PORCH

With painted tiled floor; windows to 3 sides and door leading into kitchen.

RECEPTION ROOM 1

14'6" x 9'1" (4.42 x 2.79)



With window to the front, front door, telephone point, cupboards housing the hot water cylinder. Open fire in sandstone fireplace.

RECEPTION ROOM 2

13'5" x 12'0" (4.11 x 3.66)



With tiled fireplace, wall mounted shelving, built-in cupboard and sash window to the front.

KITCHEN

13'5" x 8'11" (4.11 x 2.74)



Fitted with a range of base and wall units in cream, with laminate worktop over and tiled splashback to the front and rear. Door leading into:

INNER LOBBY

With useful under stairs cupboard and opening into:

UTILITY AREA



With painted sandstone sconces and window to the rear.

FIRST FLOOR LANDING

With sash window at half-landing level. A step up gives access to the bedrooms.

BEDROOM 1

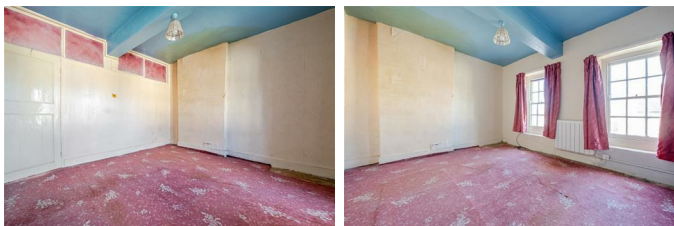
14'0" x 9'1" (4.27 x 2.79)



Double room to the front with painted floorboards.

BEDROOM 2

12'0" x 10'4" (3.66 x 3.15)



Double room to the front with 2 windows.

BEDROOM 3

13'5" x 10'0" (4.11 x 3.05)



Double room with windows to the front and rear.

BATHROOM



Painted timber floor, pedestal wash basin, bath and WC. Frosted window to the rear.

PARKING & GARAGE



Concrete driveway for 3 cars leads to a single detached garage.

FRONT GARDEN



Small garden areas to the front, one with a lawn and one with shillies and borders etc. This leads to the front door.

REAR GARDEN



Opens out to a fabulous area, mainly laid to lawn, with paths to the side, flower borders and good boundaries.

OUTLOOK



From the rear of the property is a fabulous outlook over the countryside to Skiddaw and Ullock Pike.

DIRECTIONS

Proceed into Tallentire from the Cockermouth direction, pass the pub and head towards the end of the village. The property is located on the right just before the small triangular village green.

COUNCIL TAX

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

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.

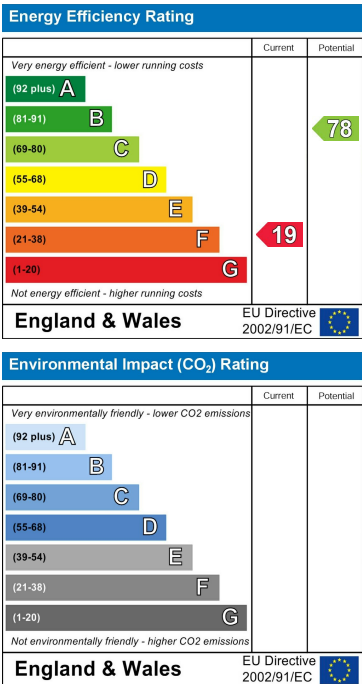
Floor Plan



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.