



GRISDALES

PROPERTY SERVICES



Brook House Lamplugh, Workington, CA14 4SQ

£450,000

THIS GORGEOUS HOME HAS A STORY TO TELL - it's been around since 1865 and is bursting with character and charm! Set in beautiful gardens with a pretty stream running alongside, it's in a really lovely spot with the Northern Lake District fells and lakes right on your doorstep.

Inside, it's full of warmth and character, just the kind of place that instantly feels welcoming and somewhere you want to come home to after a busy day at work.

There's even scope to make it develop it further — maybe extend into the attic for a fourth bedroom or bring the detached barn to life as a studio or guest space.

Surrounded by peace and countryside calm, yet perfectly placed between Cockermouth, Workington and Whitehaven, with excellent access to schools and facilities in these great towns, this is one of those homes that just feels special from the moment you arrive.

Helping you find your perfect new home...

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THINGS YOU NEED TO KNOW

Double glazing.

LPG Central heating.

Septic tank which has been installed in recent years.

There are some super features throughout, mostly in natural wood, including skirting boards, dado rails, door frames, architraves, staircase, beams etc.

A LITTLE BIT OF HISTORY

Brook House was built in 1865 by Jonathan Wood who was educated in the building near Brook House (which once used to be the parish hearse) and he became a successful shoe maker having taken over his father's business around 1852. He needed larger premises, hence building Brook House. The workshop, with its outside steps, still exists today. Several apprentices were taken, one was a John Pharoah who was later in business at Ravenglass. His name is still to be seen scratched on a pane of glass in the workshop window. Another William Nicholson went to start a business in Ambleside.

Jonathan Wood died in 1911 and the business was continued by his two sons Henry and Joseph Wood on February 7th 1911, becoming known as H & J Wood - Boots, Shoe and Clog Makers.

The business carried on until 1941 thus being in existence for over 100 years. Joseph Wood died in 1939 and his brother Henry carried on for two years but eventually retired in 1941. The bits and pieces left in the workshop at the time were sold on the premises by Public Auction on Friday January 9th 1941. The sum of £50-17s-6d was obtained. The highest priced article being safe which realised £17-10s-0d.

The strong boots worn by farmers and hill shepherds are still known as Lamplugh Boots in some areas

ENTRANCE

Property is accessed via UPVC door with frosted glazing panels and that leads into entrance vestibule with tiled floor and inset foot mat.

INNER HALL

Doors to the lounge and kitchen and stairs to the first floor.

LOUNGE

26'7" x 11'0" (8.12 x 3.37)



A fabulous room with an aspect to three sides and a clear

UPVC door to the rear. Wood burning stove within fireplace alcove with sandstone surround, hearth and lintel over, television point, ceiling beams and original stone features.

KITCHEN DINER



A lovely room split into two areas.

DINING ROOM

13'3" x 11'4" (4.06 x 3.47)



Wood-effect flooring, plate rack and ceiling beams and aspects to the front. Opening into:

KITCHEN

12'11" x 11'4" (3.96 x 3.47)



Fitted with a range of base and wall units in pale grey with granite worktop over and matching up stand and includes

stainless steel sink with mixer tap, plumbing for washing machine and dishwasher. Double integrated electric oven, AEG induction hob with splash back and extractor fan over. Continuation of dining room floor and large window to the rear. Spotlighting and steps lead down to a utility area with range of built-in cupboards, shelving and window to the rear.

STAIRS TO FIRST FLOOR

Stairs the first floor leads to a lovely half landing with a large arched window overlooking the rear. Coving and giving access to three bedrooms and bathroom.

BEDROOM ONE

13'5" x 12'11" (4.10 x 3.94)



Double in size to the front of the property. View of Knock Murton.

BEDROOM TWO

13'7" x 11'1" (4.16 x 3.38)



Double room to the front with two windows overlooking Knock Murton. A good range of wood fronted cupboards with shelving and hanging space.

BEDROOM THREE

12'9" x 11'0" (3.91 x 3.37)



A spacious double bedroom to the rear with open staircase leading to the attic room.

FAMILY BATHROOM



A Villeroy and Boch bathroom suite including striking curved bath, low-level WC with concealed cistern and chrome flush panel and circular wash basin with chrome tap and fitting set onto tiled stand. Shower enclosure with curved screen in chrome frame and wall-mounted chrome shower and attachments. Tiled floor, part tiled walls in cream mosaic style tiling, cream ladder style radiator, spot lighting, wall-mounted chrome fittings, park frosted window to the rear and built-in double-fronted cupboard housing gas boiler.

ATTIC ROOM

26'8" x 17'0" (8.15 x 5.19)



Entry via a staircase from bedroom 3, this could easily be made into a spacious 4th bedroom subject to building regulation approval. Tongue and groove pine joinery to the ceilings and walls, good range of shelving, 4 Velux roof lights.

PARKING



Parking for 3-4 cars on both sides of the property.

FRONT GARDEN

A shilled area either side of the path which leads to the front door and set behind a retaining wall.

BARN



A double height barn accessed via doors to the side and two adjoining storerooms to the side. Suitable for conversion subject to approvals. Currently in need of work.

BACK GARDEN



Concrete area at the rear of the property with a retaining wall and this opens up to a beautiful curved garden with well-established shrub and floral borders. Please note that there a stream at the end of the garden.

DIRECTIONS



W3W///excellent.sectors.taps

From Cockermouth take the A5086 to Lamplugh. At the Countryman Pub take the next left and continue for about a mile. The property is located on the left just before The Millfields.

VIEWS



From the front there are delightful views over countryside to Knock Murton in the distance. And to the rear, there's an attractive view over the garden and treetops in the distance.

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.

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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

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MORTGAGE ADVICE

Griddales 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 Griddales 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.

