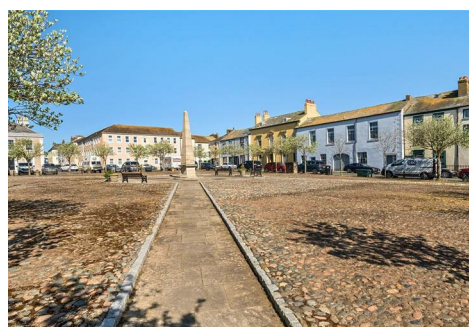




15 Eaglesfield Street, Maryport, CA15 6EU

£260,000

This magnificent and exceptionally spacious 7 bedroom Grade II listed residence is perfectly positioned within a charming cobbled Georgian square, one of the area's most picturesque and sought-after settings. Rich in character and timeless appeal, the property enjoys an enviable location just a short stroll from the vibrant town centre, scenic marina, and beautiful promenade, offering the very best of convenience and coastal lifestyle.

This remarkable home is brimming with elegance, heritage and grandeur. There are an abundance of period features and from the moment you step through the door, you are welcomed by a grand entrance hallway that sets the tone for the splendour beyond. Beautiful Victorian floor tiles, ornate decorative cornicing, elegant coving, intricate ceiling roses, and magnificent sash windows with traditional shutters all combine to create a truly unforgettable first impression.

Included within the sale is a delightful detached one-bedroom annexe situated within the rear grounds, providing superb additional accommodation ideal for guests, extended family, independent living, or even potential income opportunities.

This is a rare and exciting opportunity to acquire a substantial historic home of immense beauty, character, and presence in an exceptional location.

THINGS YOU NEED TO KNOW

Single sash windows with secondary glazing panels except for those in the loft and living room.

Gas central heating and electric underfloor heating in places.

Air conditioning unit which serves the bar and first floor landing.

There is a lift from the ground to first floor.

There are 40 Solar panels.

There is a modern consumer unit.

There is a small wind turbine.

The property is Grade II Listed.

FRONT ENTRANCE

The property is accessed via 3 steps, and that leads to the entrance into the inner lobby.

ENTRANCE LOBBY

Tiled floor with inset foot mat, frosted glazing panel above the front door. Large door with frosted glazing panel leads into:

INNER HALLWAY



Original tiled flooring. A good range of coat hooks. Stairs leading to the first floor. Access into the cellar. Original cupboards with original fronts. Recessed area and a lift.

RECEPTION ROOM ONE



A fabulous room with a bay window to the front and many traditional features. Open fire with dark red tiled surround and black mantelpiece and hearth. Incorporating mirror, recessed area.

LIVING ROOM



An open room separated into two areas. Snug with three arch windows to the front and with working shutters. Tiled flooring. Gas fire in stone surround with matching hearth and mantelpiece over. Wall lighting and wood panelling features. Opening into the dining room.

DINING ROOM



Continuation of tiled flooring. Sash window into the rear utility room.

KITCHEN



Step down to kitchen. Fitted with a range of base and wall units in cream, with wood effect worktop over. A good range of cupboards, drawers, wall mounted glass-fronted cupboards. Space for fridge-freezer, integrated electric oven, green Rayburn Nouvelle within recessed area, with tiled splash back and good range of shelving. Double stainless steel sink unit with mixer tap. Plumbing for dishwasher, ample space for a dining table. Tiled flooring. Step up to further kitchen area with space for additional appliances.

WET ROOM & SEPARATE W.C.



Shower, wash basin and low-level WC set within a vanity unit and waterproof flooring. A separate WC, wash basin within vanity unit and chrome tap connected shower.

UTILITY ROOM

Door into the kitchen and to the rear. Plumbing for washing machine.

BAR



Spotlights, wood panelling and incorporating bar with shelving, refrigeration, cupboards. Double doors with windows either side leads on to the veranda.

CELLAR ACCESS

Cellar access via stone steps from the hall to cellar area with sandstone flooring and three rooms of which have a good head height. Some with windows and all with good shelving and storage space etc.. See floorplan for measurements and layout.

STAIRCASE AND LANDING



A magnificent staircase with black metal work and natural wood handrail, leading to the first floor landing with an arched coloured glass window at half landing level. There is a lift that goes from the ground floor to the first floor. A further arched coloured glass window at first floor level. Aircon unit. Access to the second floor. Plumbing for washing machine in the understairs area.

BEDROOM 1/RECEPTION ROOM



Spacious double bedroom with two windows overlooking the front. Original working fireplace with black surround and grey marble mantelpiece.

RECEPTION/BEDROOM 2



A superb room with Adams-style fireplace on black granite hearth and grey marble surround and large bay window to the front. This could be used as a second reception room or master bedroom.

BATHROOM



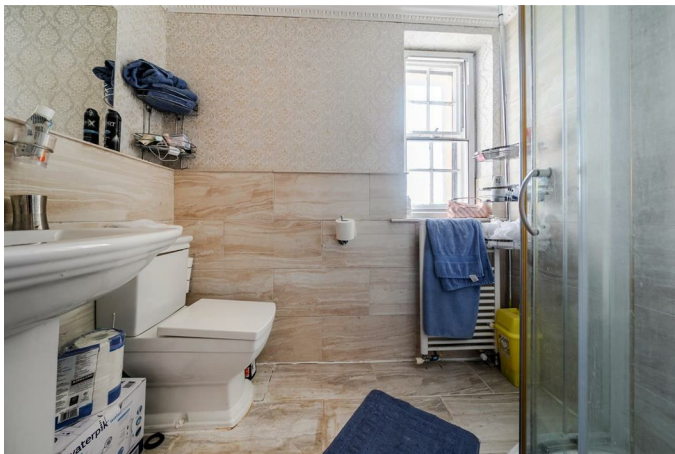
Fitted with a jacuzzi style corner bath, chrome tap connected shower. Corner shower enclosure with wall mounted chrome shower and attachments. Low level WC bidet and pedestal wash basin. Tiled floor and part tiled walls. Spot lighting. Window to the rear. Chrome ladder style radiator and feature fireplace. Electric underfloor heating and heated towel rail.

BEDROOM 3



Spacious double bedroom to the rear with spotlighting. Walk-in cupboard housing a cylinder tank. Television point.

ENSUITE



Fitted with shower enclosure with wall-mounted chrome shower and attachments. White ladder star radiator. Low-level WC and pedestal wash basin with chrome mixer tap. Beige tiled walls and floor. Wall-mounted mirror. Spotlighting. Window to the rear.

STAIRCASE AND LANDING

Staircase with Velux roof light leads to first floor landing. A pine door giving access to inner landing area. Small cupboard. Door leading to:

BEDROOM 4



Double.

BEDROOM 5



Double.

BEDROOM 6



Double. Access to a further room

ROOM



Useful store.

BEDROOM 7

Double. With adjoining en-suite which requires to be completed.

BATHROOM



Shower in enclosure with wall mounted electric shower. Pedestal wash basin and low level WC. We've got bath, roof light, part tiled walls and a cupboard in the process of being constructed.

UTILITY ROOM

With sink unit.

GARAGE & PARKING



Single garage to the side.

VERANDA



A brick tiled floor and timber construction with perspex roof. BBQ area with extractor fan and door leading into the utility and opening into:

GARDEN



Mainly laid lawn with shrub and floral borders.

THE COTTAGE



A 17th century cottage which is currently in need of complete renovation. Bedroom/bathroom at ground floor level. Open plan lounge/dining room/kitchen/ at first floor level. Single glazed windows. Gas central heating.

OUTLOOK

There are sea views from some windows and a pleasant outlook over Fleming Square from the front.

DIRECTIONS



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At the traffic lights intersection of the A594 & A596, take the turning past the church up onto Wood Street, take the first right onto Church Street and the second left onto Eaglesfield Street.

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.

MOVING WITH GRIDDALES

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 Griddales, 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. Griddales 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

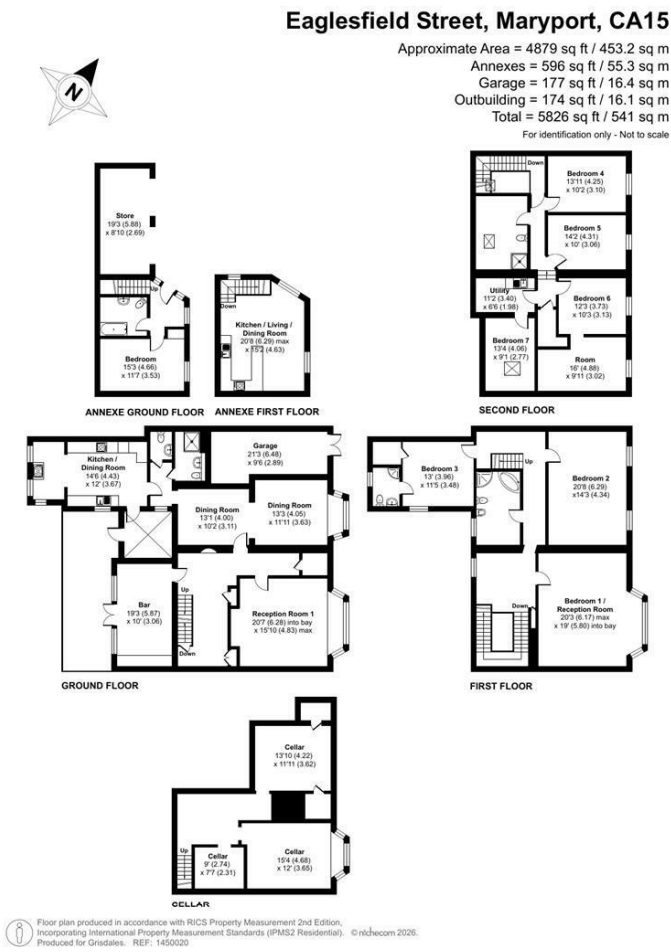
Griddales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the

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 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.

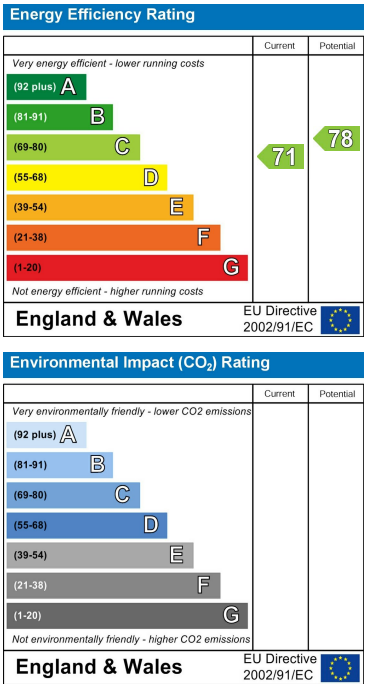
Floor Plan



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.