



Force Bank | Santon Bridge | Holmrook | CA19 1UY

Price Guide £400,000



**DAVID BRITTON**  
ESTATES



## Key Features

- Stunning Detached Cottage
- Fully Renovated
- 2 Large Bedrooms
- New Kitchen/Diner
- Fantastic Lounge with large dual aspect windows
- 2 Utility rooms one with a toilet
- Beautiful Family Bathroom
- Wrap around gardens with fishing rights
- Beautiful property with stunning views
- Secluded location but a stones throw away from local amenities

## Summary

Force Bank, Santon Bridge, is a stunning and tastefully renovated 2 Bedroom detached cottage nestled in the Lake District National Park.





## Floor plans



COUNCIL TAX BAND - CopelandE

### DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general guideline 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. The services, systems, and appliances shown may not have been tested and has no guarantee as to their operability or efficiency can be given. All floor plans are created as a guide to the lay out of the property and should not be considered as a true depiction of any property and constitutes no part of a legal contract.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		93
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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