



GRISDALES

PROPERTY SERVICES



Burnbank , Allonby, CA15 6QH

£330,000

Just look at those views and imagine the sun rising at the back over Skiddaw and setting at the front over the Solway Firth and the Scottish Fells. No better place to bring up a family or settle for a relaxing life in a delightful village location with easy access to open spaces, good schools and the Lake District town of Keswick about half an hour away. This impressive 4 bedroom house has 2 good size reception rooms, kitchen/diner, utility room, 2 bathrooms and a downstairs cloakroom. The large windows allow an abundance of natural light and uninterrupted views to Scotland. With a good size mature garden at the back and a large lawned area to the front a viewing is highly recommended for this unique property which is also offered chain free

Helping you find your perfect new home...

www.grisdales.co.uk

40 Main Street, Cockermouth, Cumbria, CA13 9LQ | T : 01900 829 977 | E : cockermouth@grisdales.co.uk

OWNERS' COMMENTS



"Living in Allonby has meant walks along the beach, uninterrupted views of Scotland and the Isle of Man and spectacular sunsets. Sitting at the end of the day on the bench at the front with a glass of wine watching an unexpected sunset, or sitting cosy indoors watching stormy skies and fearless windsurfers. We have been lucky to enjoy this for nearly 30 years but we have made the decision to move nearer to our children who spread their wings some years ago. We will miss Allonby so much".

THINGS YOU NEED TO KNOW

Built in circa 1930 with some original features such as picture rails, dado rails etc and original painted doors and some bakerlite ironmongery.

Gas central heating - new boiler in 2024

Double glazing.

ENTRANCE

The property is accessed via a hardwood door into:

PORCH

With a uPVC door leading into:

ENTRANCE HALL

With window overlooking the front, stairs to the first floor and a door leading into:

LOUNGE

18'2" x 12'7" (5.54 x 3.84)



A fabulous light and airy room with a large window overlooking the front, picture rail, coving and deep skirting boards. Gas fire on slate hearth with stone surround including arch within the stonework and recessed shelving and dark stained mantelpiece over. Television point and glass door leading into kitchen.

SECOND RECEPTION ROOM

18'9" x 11'1" (5.72 x 3.40)



Bathed in natural light from the bay window at the front with five panels. The perfect place to view the Allonby sunsets.

KITCHEN

15'3" x 10'7" (4.66 x 3.23)



Fitted with a good range of base and wall units in cream with wood effect laminate worktop over and matching plinth and cream ceramic tiled splash-back. Kitchen includes 1.5 bowl stainless steel linen effect sink unit by Franke with mixer tap, integrated dishwasher and fridge, space for electric cooker and ample space for a dining table, wood effect Karndean flooring, glazed doors leading into the lounge and into the inner hall, glazed uPVC door to the patio and rear garden and large feature window and window above the sink.

INNER HALLWAY

With doors to utility room, kitchen, boiler room and cloakroom; telephone point.

UNDERSTAIRS CUPBOARD

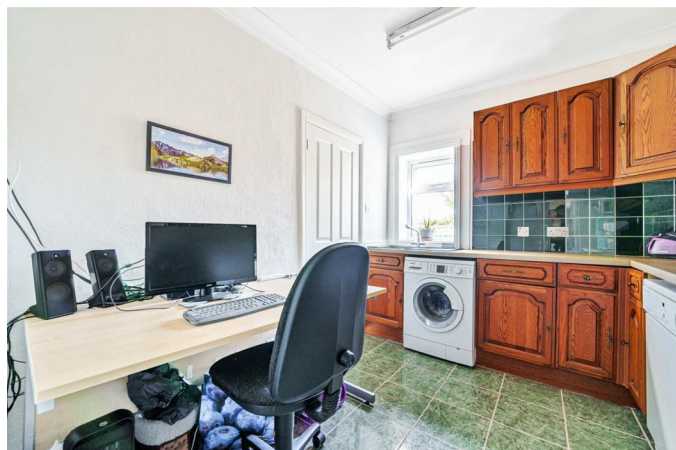
With shelving.

BOILER ROOM

With gas central heating boiler (new in 2024), plumbing for washing machine, shelving, frosted window to the rear.

UTILITY ROOM

11'1" x 8'4" (3.39 x 2.56)



Fitted with a range of base and wall units in natural wood with laminate worktop over, green ceramic tiled splash-back. Kitchen includes plumbing for 1 appliance and space for two under-counter appliances. Window to the rear, granite sink unit with chrome mixer tap, strip light, green ceramic tiled floor and space for furniture; telephone point and coving. A door leads into:

CLOAKROOM

4'8" x 3'6" (1.44 x 1.07)

Fitted with pedestal wash basin with chrome mixer tap and ceramic tiled splash-back, low level WC, wood effect vinyl floor covering and frosted window to the rear.

STAIRCASE AND LANDING

A fabulous wide staircase with dark stained handrail and banisters leads to a gallery-style landing with window to the rear and cupboard above the staircase (with access into the loft) and an additional cupboard with shelving. The bedrooms are accessed via dark stained doors with matching ironmongery and Bakerlite handles.

BEDROOM ONE

12'11" x 10'11" (3.94 x 3.35)



A good sized double room, with double window and a delightful view of the sea.

BEDROOM TWO

15'3" x 10'5" (4.65 x 3.18)



Another larger than average double room with an open aspect to the rear over the chalet field to farm land beyond with the Lake District fells in the distance.

BEDROOM THREE

14'6" x 12'7" (4.42 x 3.86)



A larger than average double room with double window to the front taking in the fabulous view of the Solway.

BEDROOM FOUR

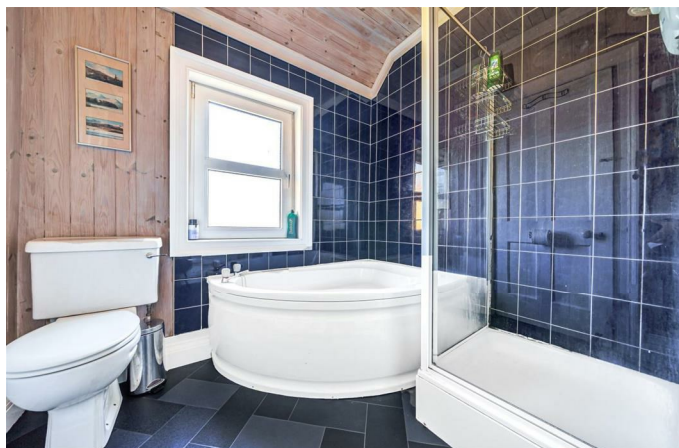
9'1" x 8'7" (2.77 x 2.62)



A good sized single room, again with a sea view. Currently used as a study but can easily accommodate a single bed and other furniture.

BATHROOM

8'3" x 7'5" (2.53 x 2.28)



Fitted with a four piece suite comprising corner bath, shower cubicle with electric shower, wash basin and w.c. Striking blue ceramic tiles around sanitary fittings complimented by tongue and groove panelling to two walls and the ceiling. Tile effect vinyl flooring. Airing cupboard with shelving and also housing water tank. Frosted window to the rear.

SHOWER ROOM

5'9" x 6'2" (1.76 x 1.88)



Fitted with spacious shower cubicle with curved sliding doors in white frame and with electric shower. Pedestal wash basin and w.c., white ladder style radiator and wall mounted mirror fronted cupboard. Frosted window to the side.

OUTLOOK



From the front of the property there is a fabulous view of the common land towards the beach, Solway Firth and the Scottish Fells in the distance. To the rear, is an open aspect over The Meeting House Chalet field (which does not detract from the privacy of the house) and the Lake District Fells in the distance.

EXTERNAL - FRONT

There is a lawn at the front of the property with gravel immediately in front of the house and a path leads to the front door.

EXTERNAL - REAR



There is a beautiful garden to the rear of the property, access to which is from either side path or from the French doors from the kitchen which lead onto the raised patio - a lovely place for plant pots. The patio extends the full width of the house and gives access into the rear store and rear of the garage via a pedestrian door. Steps from the top patio lead down onto a beautifully manicured garden with shaped lawn which is surrounded by gravelled paths and well tended borders with a great selection of perennials, flowers, heathers etc. There is a further patio laid with gold coloured flags. Outside tap.

EXTERNAL - REAR



EXTERNAL - REAR



PARKING AND GARAGE

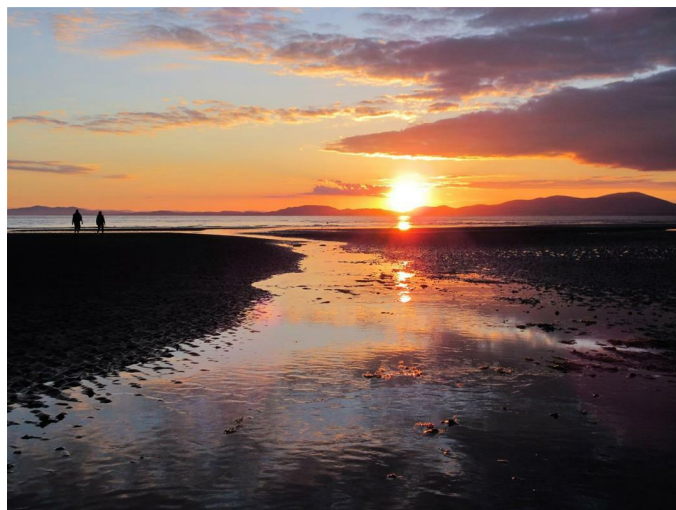
19'1" x 10'4" (5.84 x 3.16)

A drive leads to a single garage with electric door.

DIRECTIONS

On entering Allonby from the southerly direction proceed through the village, over the bridge and continue along. Pass the turn "Moss Lane" and the property can be found after approximately 100 yards on the right hand side.

SUNSET



A beautiful sunset!

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 BUREAU

Grisdales work with Mortgage Advice Bureau, one of the UK's largest award winning mortgage brokers, offering expert professional advice to find the right mortgage for you. We have access to over 11,000 mortgages from over 90 different lenders across 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.

Mortgage Advice Bureau - Doing what's right for you.

Your home may be repossessed if you do not keep up repayments on your mortgage.

There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed."

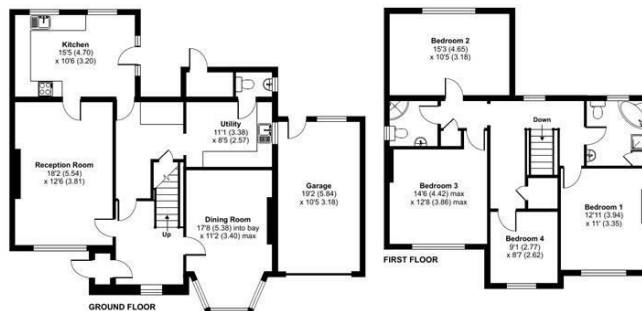
To find out how we can help you realise your dreams, just call your nearest Grisdales office.

Floor Plan

Allonby, Maryport, CA15

Approximate Area = 1798 sq ft / 167 sq m
 Garage = 201 sq ft / 18.7 sq m
 Total = 1999 sq ft / 185.7 sq m

For identification only - Not to scale

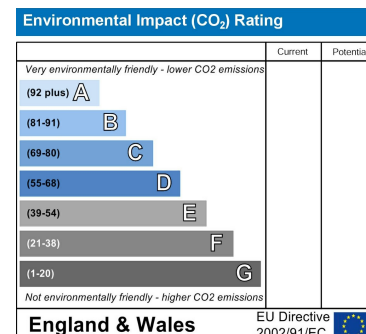
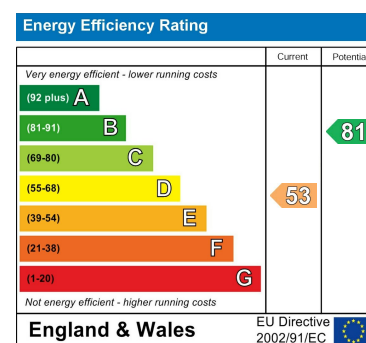


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2023. Produced for Grisdales. REF: 1029630

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.