



# GRISDALES

PROPERTY SERVICES



## Trough Bridge Cottage Embleton, Cockermouth, CA13 9YP

**£274,400**

Nestling quietly within a small courtyard setting at the bottom of Sale Fell is this gorgeous 17th century cottage which offers bags of character including original beams, exposed stone walls, a fireplace and the old original stone trough within the porch. The accommodation is charming and comfortable and includes two reception rooms and a kitchen downstairs with two double bedrooms, one with a vaulted ceiling, and a bathroom upstairs, all of which has been well maintained but there are opportunities for you to put your own mark on it. HOWEVER... it's not just the cottage which is desirable but there's the most SUPERB GARDEN at the side as well which has been thoughtfully landscaped and planted over the years. It will take some maintenance but there's a great opportunity to create a "lifestyle" garden and grow fruit and veg or create something more formal – whatever takes your fancy! It's definitely a property for a garden enthusiast! Added to this is parking for two cars within the courtyard and an adjoining workshop/store.

We love the location on the edge of the National Park – it's about 0.5 miles from the A66 which provides good access to Cockermouth and the west, along with Keswick in the east. The opportunities for walking from the cottage are endless, Sale and Ling Fells being so close by.

\*\*\* NO CHAIN \*\*\* NO CHAIN \*\*\* NO CHAIN \*\*\*

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## OWNERS' COMMENTS

"We were so lucky to find a home we could afford within the Lake District National Park - a bit of a dream!

For 30 years, our lovely little cottage has been a happy place of family events, celebrations and a warm, cosy sanctuary from the stresses and strains of daily life (and the weather!). Walking outside into the beautiful garden always makes everything feel better. We've looked after the soil to give an abundance of fruit and veg and a riot of colour and wildlife throughout the year.

Being so close to the brilliant market towns of Cockermouth and Keswick has given us the best of both worlds: a rural idyll plus all the essentials close by.

There is so much potential for future owners to enjoy the cottage and we look forward to handing over the keys for the next chapter in it's long history."

## WHAT YOU NEED TO KNOW

There is a restriction within the Deeds that the property cannot be used as a holiday property or be used for a business and it must be residential only.

The drive is shared with the neighbouring property and there is allocated parking for two cars immediately in front of the cottage.

Glazing hard wood windows.

Oil central heating.

## ENTRANCE

The property is accessed via a stable type hardwood door with brass ironmongery and that leads into:

## ENTRANCE LOBBY

With foot mat, glazed window to the side with slate sill, mounted brass and black coach style light fitting and part glazed door leading into:

## RECEPTION ROOM

14'5" x 10'9" (4.40 x 3.29)



With windows to the front and rear and fitted with two matching wall lights and two centre light fittings. Steps up

into both the kitchen and cloakroom.

This room is currently used as a dining room but it would make an excellent kitchen if you wish to relocate it from its existing position within the property.

## CLOAKROOM

Window to the rear with tiled window sill, wall mounted fuse box etc, low level WC, wood effect vinyl floor covering and shelving.

## KITCHEN

11'10" x 11'0" (3.62 x 3.36)



Fitted with a range of base and wall units with laminate worktop over and includes 1.5 bowl stainless steel sink unit, integrated electric oven, 4-ring gas hob over (served by propane gas which is located at the side of the property) and extractor fan. White ceramic tiled splash-back, plumbing for washing machine, centre strip light and additional shelving. Two windows overlooking the courtyard at the front and door leading into inner lobby.

## INNER LOBBY

Stairs to the first floor, ceiling beams and traditional features and door leading into sitting room.

## SITTING ROOM

17'5" x 14'3" maximum (5.32 x 4.35 maximum)



With original ceiling beams, open fire on slate hearth with stone fireplace and dark stained mantelpiece over with features within the chimney breast. Window to the front and uPVC window to the rear, one wall with traditional exposed stone and opening into:

## FRONT ENTRANCE PORCH

5'7" x 3'4" (1.71 x 1.03)

With half glazed door to the rear, slate floor and original trough.

## FIRST FLOOR LANDING

With pine handrail, sash window overlooking the rear and natural wood window sill and large walk-in cupboard with shelving. Steps up to:

## BEDROOM ONE

16'9" x 14'5" (5.13 x 4.41)



Dual aspect room with window to the rear and one to the front, vaulted ceiling with original beams and some exposed stonework. A spacious double room.

## BEDROOM TWO

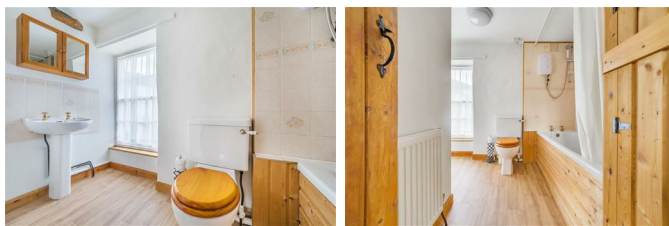
14'5" x 13'1" (4.40 x 3.99)



A spacious double room to the rear with a sash window to the rear and small window to the front, telephone point and exposed stone beam.

## BATHROOM

9'3" x 8'8" maximum (2.82 x 2.65 maximum)



Fitted with a white pedestal wash basin with two gold taps and ceramic tiled splash-back, low level WC and white bath with two brass taps, wall mounted Redring shower and attachments over. Pine side paneling to bath, window to the front with a pine window sill and access into the loft. Double cupboard with cylinder tank to the bottom and shelving to the top.

## PARKING



The driveway is owned by the neighbouring property, but there is access to park two vehicles immediately in front of the cottage.

## OUTSIDE STORE

15'8" x 8'3" (4.79 x 2.53)

With electricity, exposed stone walls and shelving. Window to the side.

## GARDENS



A five bar gate leads to a beautiful and previously well landscaped garden with an abundance of shrub and floral

borders, mature planting, perennials, etc. It offers superb space with a summer house, greenhouse and vegetable growing area with fruit bushes etc. Oil tank.

Please note that the other garden to the rear of the cottage belongs to the neighbour.

## OUTLOOK



The property is located in a semi-rural position with a superb view of Sale Fell from the garden and courtyard.

## DIRECTIONS

From the A66 at Embleton turn up towards Wythop Mill. After approximately 0.5 miles Trough House is on the left hand side - turn into the driveway and the property is in the courtyard.

## COUNCIL TAX

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

## 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.

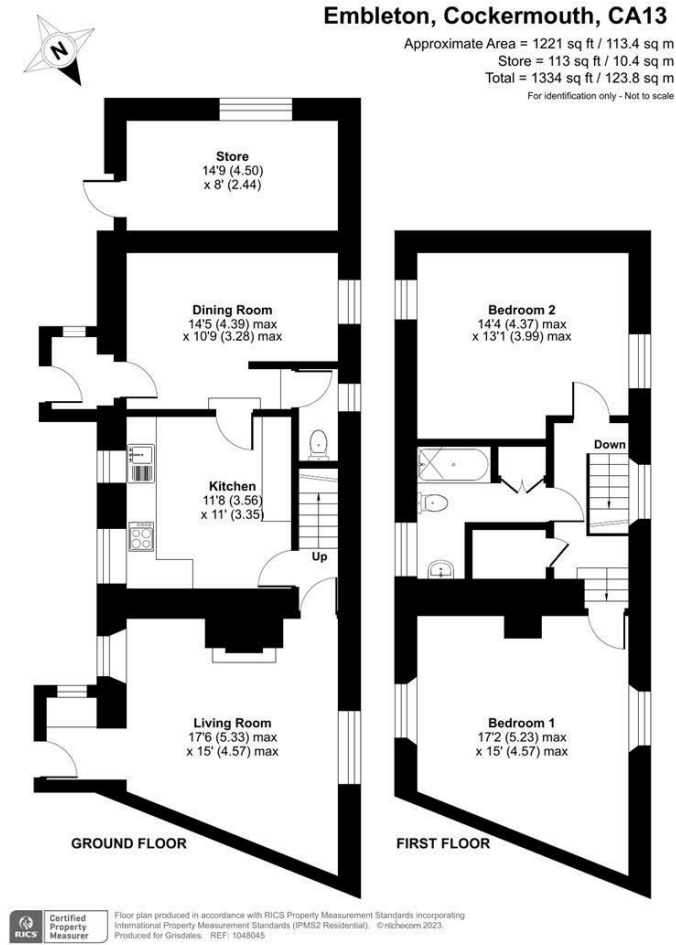
Your home may be repossessed if you do not keep up repayments on your mortgage.

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."

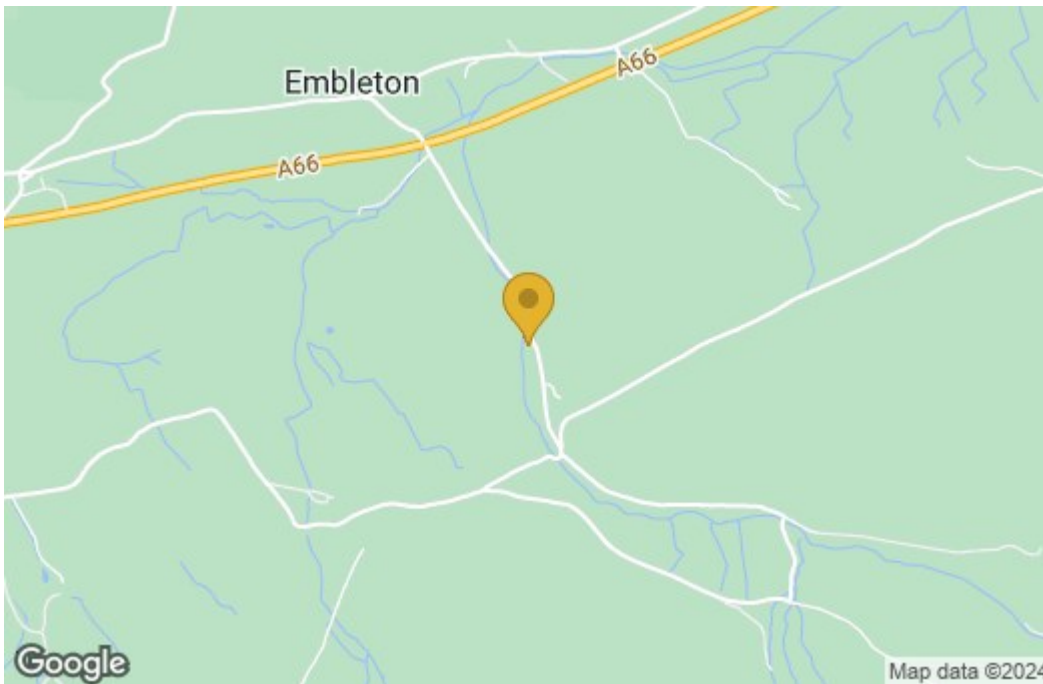
To find out how we can help you realise your dreams, just call your nearest Grisdales office.

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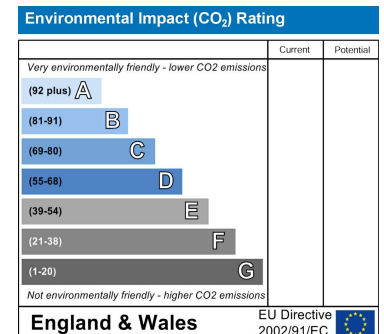
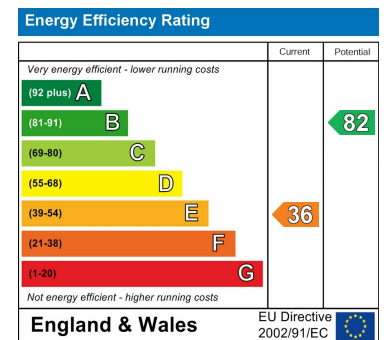
## Floor Plan



## Area Map



## Energy Efficiency Graph



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