



# GRISDALES

PROPERTY SERVICES



## 36 Challoner Street, Cockermouth, CA13 9QU

**£269,500**

What a little gem! And with the potential to GENERATE SOME INCOME from the self-contained unit within the courtyard as well! We love this smashing town centre double fronted property with its quaint feel yet modern and contemporary fittings. There are an abundance of traditional features including working shutters, fireplaces, old beams etc and the current décor really suits the ambience of the property. It's been well looked after over the years and offers two reception rooms, a recently fitted and stylish kitchen and three bedrooms and a bathroom upstairs. A side door from Challoner Street leads into a private and enclosed rear courtyard and there's also access to a tiny two storey building which could easily be transformed into a cottage for letting, whether it be on a long term tenancy or as Air BnB.

Come and see how it can work for you!

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[www.grisdales.co.uk](http://www.grisdales.co.uk)

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## THINGS YOU NEED TO KNOW

Gas central heating;  
Double glazing -mostly timber.

## ENTRANCE

The property is accessed via a wooden door with a frosted glazing panel and that leads into:

## RECEPTION ROOM ONE

13'11" x 13'4" (4.26 x 4.08)



With tiled floor, stairs to the first floor, timber beams to the centre of the room and either side of the fireplace, sash window to the front, wall lighting and wood burning stove set into fireplace alcove with slate hearth and wooden mantle over, recessed area with shelving. Opening into kitchen with timber beam, useful understairs alcove and television point. Door leading into reception room 2.

## RECEPTION ROOM TWO

13'3" x 10'10" (4.06 x 3.32)



With sash window overlooking the front and deep window sill, timber beam and wall lighting. Ceramic tiled floor.

## KITCHEN

10'10" x 9'7" maximum (3.32 x 2.93 maximum)



With cream ceramic tiled floor and fitted with a great range of dark blue fronted base cupboards with black handles. Worktops are a mix of natural wood and black granite with matching upstand. Includes 1.5 bowl stainless steel sink with black mixer tap, integrated electric oven, 5-ring gas hob and pan drawers, a dark grey splash-back and Neff extractor fan, integrated dishwasher and space for a fridge/freezer within the alcove. A natural wood window sill with window to the side, spotlighting and open recess into reception room 1. Kitchen opens up to:

## UTILITY AREA

8'3" x 3'8" (2.52 x 1.13)



With continuation of tiled floor, part glazed door to the rear, plumbing for washing machine, shelving, spotlighting and white ladder style radiator.

## STAIRS AND LANDING

Staircase leads to the first floor landing with spotlighting and cupboards.

### BEDROOM ONE

14'3" x 14'0" (4.35 x 4.28)



A spacious double bedroom to the front with timber beam, sash window overlooking the front and four sets of double cupboards with great storage space. Access into the loft.

### BEDROOM TWO

14'8" x 12'10" maximum (4.48 x 3.93 maximum)



Spacious double bedroom with wall lighting, timber beam, two sash windows overlooking the front (both with working shutters), two sets of double cupboards either side of the fireplace (one of which houses the boiler), freestanding fireplace with electric fire.

### BEDROOM THREE

10'7" x 7'10" (3.23 x 2.39)



With double glazed timber windows to the side. A small double bedroom.

### FAMILY BATHROOM

8'4" x 4'8" (2.55 x 1.43)



Fitted with a white wash basin with chrome mixer tap set into vanity unit in grey and beige with a good range of cupboards with chrome handles and wall mounted mirror fronted cupboard above. White bath with chrome mixer tap and tap connected shower, shower screen and fitted around bath with white ceramic tiles with recessed soap holder. Low level WC with concealed cistern set into vanity unit with white shelf above. White spotlighting, double glazed windows to the rear in natural wood, charcoal grey ladder style radiator, extractor fan, plastic clad ceiling and wood effect vinyl floor covering.

## EXTERNALLY



From Challoner Street, a wooden door leads to a side alley which opens up to an enclosed courtyard with paving stones and a into the rear of 36 Challoner Street. A separate door leads into the annexe.

## ANNEXE

11'7" x 10'5"

Wooden door with glazing panel leads into the ground floor room.

## ANNEXE: GROUND FLOOR ROOM

11'7" x 10'5" (3.55 x 3.18)



With tile effect vinyl floor covering, electricity, Belfast sink with taps, plumbing for washing machine, uPVC window overlooking the front and wooden stairs to the first floor, spotlighting and understairs alcove. It is currently used for pottery, but would make an ideal studio or Air B&B (subject to consents)

## ANNEXE: FIRST FLOOR

11'9" x 10'8" (including shower room) (3.60 x 3.27 (including shower room))



A steep staircase leads to a first floor room; a double room fitted with shelving, uPVC window to the front and a frosted window to the side, Velux roof light, vaulted ceiling with drop down spotlighting, painted wooden floorboards and door into shower room.

## ANNEXE: SHOWER ROOM

4'7" x 3'6" (inc in measurement above) (1.40 x 1.09 (inc in measurement above))

With step up and is fitted with low level WC, shower cubicle with sliding door and wall mounted chrome shower and attachments and white wash basin with chrome mixer taps set onto unit above stairway. Fully tiled throughout with ceramic tiles, spotlights to the ceiling, glass bricks to the staircase, vinyl floor covering and extractor fan.

## DIRECTIONS

From Main Street turn right into Challoner Street and the property is located after approximately 20 yards on the left.

## COUNCIL TAX

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

## 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 Grisdals, 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. Grisdals 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**

Grisdals 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.

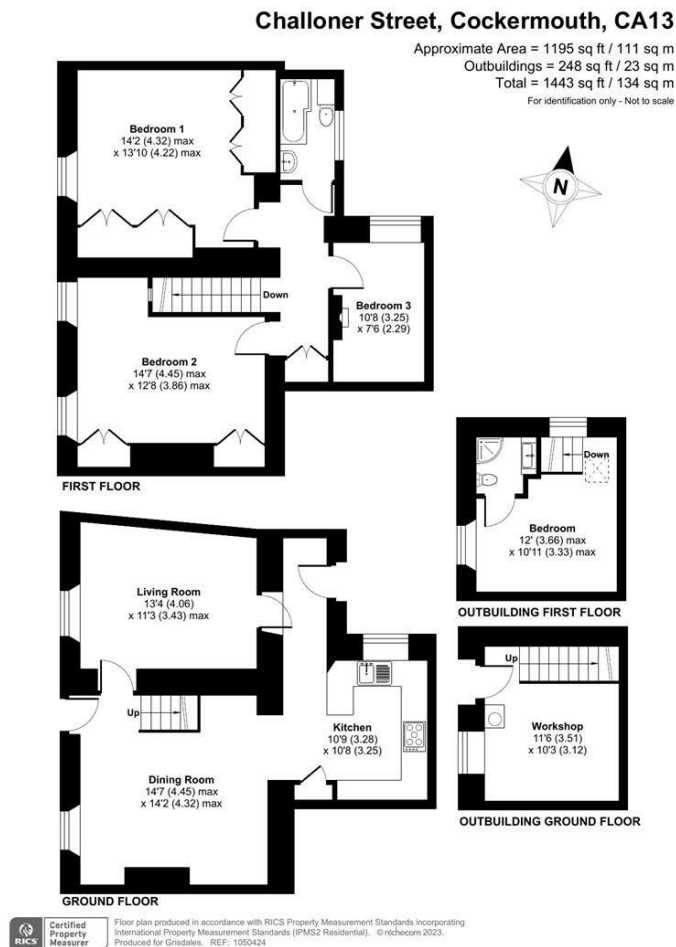
Mortgage Advice Bureau - Doing what's right for you.

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 Grisdals office.

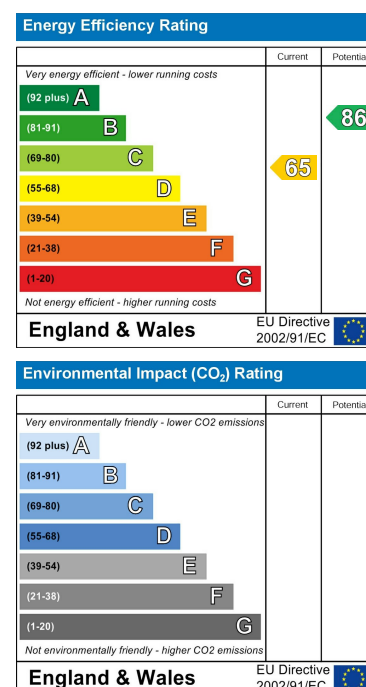
## Floor Plan



## 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.