



GRISDALES

PROPERTY SERVICES



High Thwaite Lamplugh, Workington, CA14 4SQ

£449,995

WE ARE DELIGHTED TO OFFER FOR SALE THIS SUPER 4 bedroomed detached dormer bungalow which has been the family home of the current owners for a considerable time and it's with great reluctance that they are parting with it – we just hope it can be loved as much in the future, as in the past! A truly happy home.

The accommodation internally is spacious with bags of potential to put your mark on it – downstairs there's a large living room, dining room and conservatory, as well as a practical kitchen and utility space along with three bedrooms and a bathroom. Upstairs there's a fourth bedroom, bathroom, study and large under eaves storage area. The property stands in lovely grounds with good sized front and rear gardens and a long drive leads to a super-spacious LARGE DETACHED DOUBLE GARAGE (for 4 cars!) which could be converted into the main house, or into extra annexe accommodation, or be used as a workshop, work from home space, etc etc.

The views are stunning too!

Helping you find your perfect new home...

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CONTINUED....

Lamplugh is one of the most sought after areas south of Cockermouth – with easy access to the beautiful Lakes and Mountains of the western Lake District, so an abundance of walks close by, and it's on a commuting route to the west coast towns and industries.

THIS IS A GREAT OPPORTUNITY TO BUY A LOVELY "FOREVER" HOUSE AND CREATE THE HOME OF YOUR DREAMS.

*** NO CHAIN *** NO CHAIN *** NO CHAIN ***

OWNERS' COMMENTS

THINGS YOU NEED TO KNOW

Heating by way of an air-source heat pump.

Double glazing (the glazing to the conservatory is brand new - January 2023)

ENTRANCE

The property is accessed via a uPVC door with clear glazing panels and windows to either side and that leads into:

ENTRANCE PORCH

8'2" maximum x 7'4" (2.49 maximum x 2.25)

With beige tiled floor, dark stained joinery, part dark stained clad ceiling and dark stained frosted door, dark stained door with frosted glazing panels to centre and either side, and that leads into:

INNER HALLWAY

A delightful welcoming hallway with wall light, coving, stairs to the first floor, alcove, double doors leading into cupboard with cylinder tank, shelving and hanging rail and additional cupboard with shelving and hanging rail.

LOUNGE

19'10" x 19'8" maximum (6.05 x 6.01 maximum)



A spacious L shaped room with a particularly large picture window overlooking the front garden and a stunning view towards Knock Murton and the western fells. Coving, wall

lights and matching centre light, open fire on ceramic tiled hearth with matching surround and tiled mantelpiece over, television point, serving hatch through to the kitchen, double dark stained doors with frosted glazing panels lead into:

DINING ROOM

17'5" x 8'11" (5.32 x 2.74)



A spacious dining room with an aspect to the side, coving and double dark stained doors with frosted glazing panels lead into:

CONSERVATORY

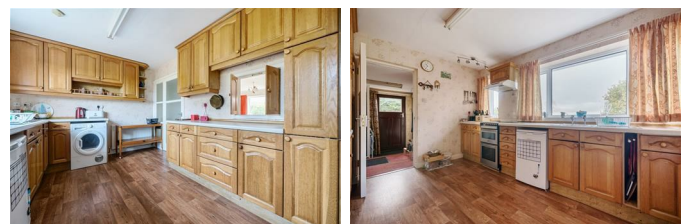
11'4" x 10'9" (3.46 x 3.28)



With windows to three sides and a Perspex ceiling and a fabulous aspect over the garden to the fells in the distance. Beige ceramic tiled floor, dark stained skirting boards, uPVC door to the rear, uPVC door to the paved area at the front. The glazing to the conservatory was newly installed in January 2023.

KITCHEN

14'0" x 9'8" (4.28 x 2.95)



Fitted with a range of base and wall units in a natural oak look

with cream laminate worktop over. Kitchen includes space for an electric oven and there is an extractor fan over, stainless steel sink with taps over, plumbing for washing machine and space for a fridge and alcove suitable for microwave, serving hatch through to the lounge, large window overlooking the rear and additional window to the side, striplight and spotlighting, wood effect vinyl floor covering and door leading through to:

UTILITY ROOM

8'7" x 7'3" (2.63 x 2.22)



Fitted with cupboards with sliding doors and a good range of shelving, additional walk-in cupboard with folding door and shelving, door into cloakroom, door to the side with clear glazing panel and dark stained door with frosted glazing panel and that leads into the dining room, plumbing for dishwasher and space for an additional appliance.

CLOAKROOM

6'0" x 3'0" (1.83 x 0.92)

With low level WC, corner wash basin and frosted window to the rear.

BEDROOM ONE

14'8" x 11'8" (4.48 x 3.58)



A spacious double room with an aspect over the front garden, understairs alcove area.

BEDROOM TWO

12'8" x 10'5" plus cupboards (3.87 x 3.19 plus cupboards)



Double room with an aspect to the rear and fitted with a range of built-in cupboards and matching drawers etc in cream with gold handles and includes open shelving, cupboards with shelving and hanging space, ample drawers, dressing table area and bedside units etc.

BEDROOM THREE

9'7" x 8'11" (2.93 x 2.72)



Double to the room to the rear.

BATHROOM ONE

9'7" x 5'11" (2.94 x 1.82)



Fitted with a suite in a champagne colour comprising pedestal wash basin, bidet, low level WC, bath with plastic side panelling and shower base with doors in chrome frame and Triton Cara shower and attachments. Fitted around bathroom sanitary fittings with cream ceramic tiles, large window overlooking the rear and vinyl floor covering and ceiling mounted light/heater.

FIRST FLOOR LANDING

10'11" minimum x 9'3" (3.33 minimum x 2.82)



Gives access into bedroom four and the bathroom as well as providing a good study space with alcove and Velux roof light and access into the loft area.

BEDROOM FOUR

17'9" x 10'7" (5.42 x 3.25)



A spacious double room with Velux roof light overlooking the front and window to the side.

LOFT ROOM

29'11" x 19'4" approximately (9.14 x 5.90 approximately)

A super loft area with good head height and additional under eaves areas, brick chimney breast to the centre, mostly boarded and with water tanks etc and opening into an additional storage area (included in this measurement).

BATHROOM TWO

6'6" x 6'1" (2.00 x 1.87)



Fitted with champagne coloured pedestal wash basin with gold taps, bath with gold taps and wooden side panelling and low level WC, spotlighting and low head height in parts and Manrose extractor fan.

EXTERNALLY - PARKING & DRIVEWAY



There is ample parking for at least six vehicles on the brick paved drive and that leads to a larger than average detached garage.

DETACHED GARAGE/WORKSHOP

16'3" (4.96)

The garage was constructed after the main house and to the specification of the vendor at the time so it is much larger than a standard double garage - it can, in fact, accommodate at least 4 cars. It offers a huge opportunity to create extra living accommodation either as part of the main house or as an additional annexe (subject to approvals). It would also make a great workshop, work-from-home space or simply use it as a garage or hobbies room - there are endless opportunities! It has an up and over door to the front, a pedestrian door to the side and electricity.

EXTERNALLY - FRONT GARDEN



There is a large front garden which is mainly laid to lawn with some mature planting and shrubs.

EXTERNALLY - REAR GARDEN



The rear garden is split into two by a large hedge which runs down the centre. To one side there is a lawn and to the other a raised patio area and gravel path, greenhouse etc.

OUTLOOK



Just look at that view from the lounge window! Knock Murton and the western fells in the distance.

DIRECTIONS



From Cockermouth, take the A5086 towards Egremont. Carry on past Deanscales and continue past the Crossgates junction. Turn left for Lamplugh.

COUNCIL TAX

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

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.

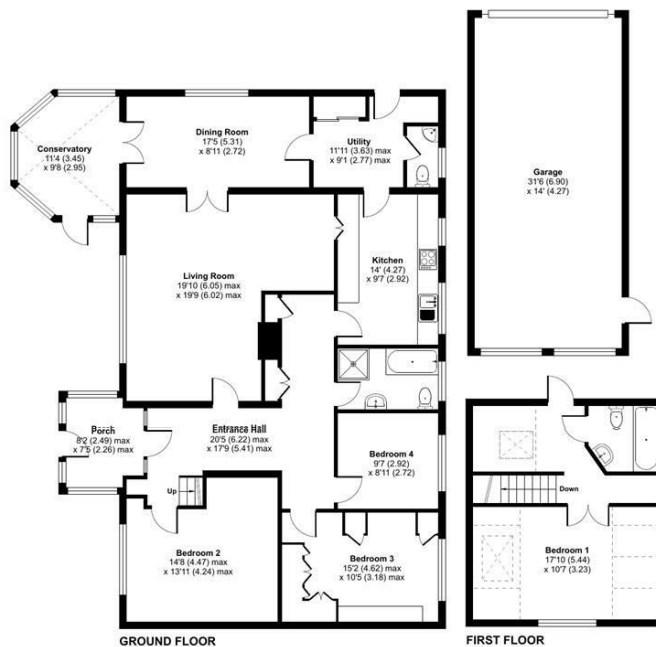
Floor Plan

High Thwaite, Lamplugh, Workington, CA14

Approximate Area = 1857 sq ft / 172.5 sq m
 Limited Use Area(s) = 133 sq ft / 12.3 sq m
 Garage = 441 sq ft / 40.9 sq m
 Total = 2431 sq ft / 225.7 sq m
 For identification only - Not to scale

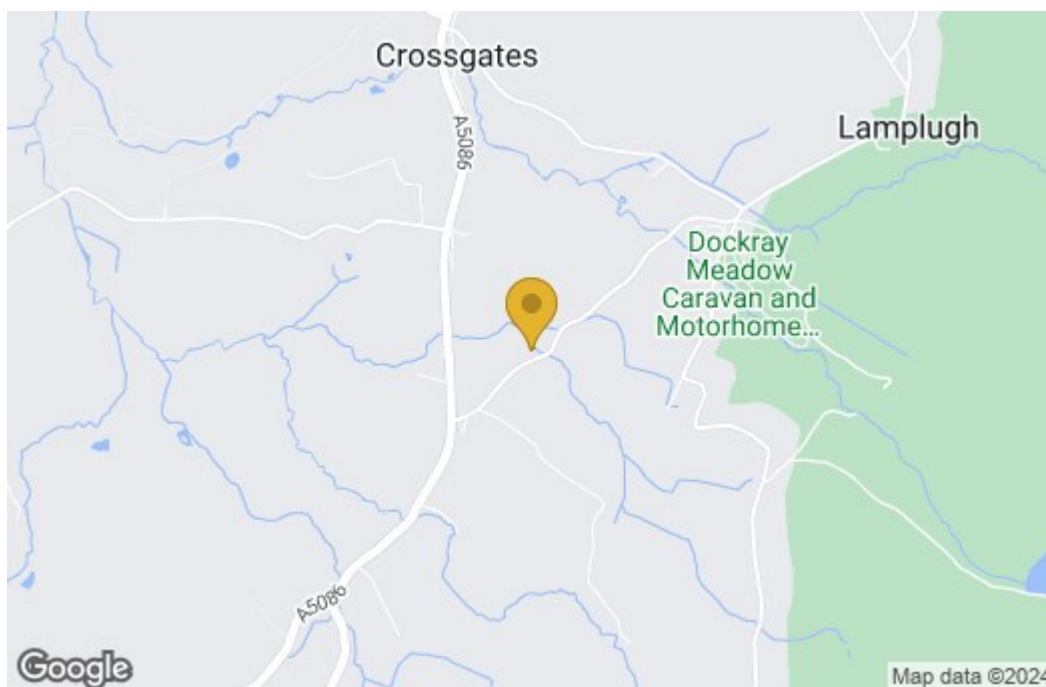


Denotes restricted head height

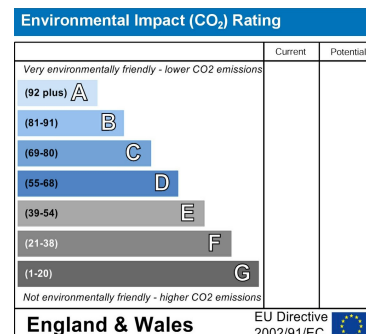
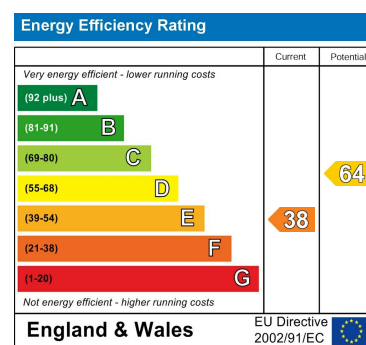


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2023. Produced for Gridsales. REF: 1046929

Area Map



Energy Efficiency Graph



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