



# GRISDALES

PROPERTY SERVICES



## Waterside Simonscales Lane, Cockermouth, CA13 9TG

**£435,000**

VERY RARELY does one of these homes come on the market for sale and we're delighted to tell you that this four bedroomed mid terraced house is now ready for a new owner!

Built in 1835 as a Papermill it was converted some time ago and is now a super four bedroomed mid terraced family home which has been lovingly maintained and fitted to a high standard, with an abundance of lovely natural wood features, including beams, skirting boards, door frames, doors etc and a custom built oak kitchen.

It sits in an enviable position within a small community of properties on the edge of town, yet under a mile from the town centre so with good access to facilities as well as Outstanding schools. There's also good access to Keswick as well as the Lorton Valley - absolutely perfect for those enjoying an active lifestyle.

The views are outstanding! From the back garden you can enjoy the peace and quiet of the location, listen to the bird song, hear the flow of the River Cocker and admire the pastoral view with the mountains of the Northern Lake District in the distance.

Inside the house is perfect for a family, with two reception rooms and a conservatory as well as a delightful kitchen and upstairs there are four bedrooms and a bathroom. Outside there's a garage, ample parking and an enclosed garden with patio, lawn and a shed.

It's a one-off property in an idyllic location and the chance of a lifetime to have a forever home in such a tranquil setting.

Helping you find your perfect new home...

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

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## OWNERS' COMMENTS

"Over 18 years-of what has felt like a holiday home experience , our little pocket of the countryside yet within a short walk to the buzzing community town of Cockermouth . It's been the best home to raise the kids and dog. Time to move on and let others take on this gem of a place."

## THINGS YOU NEED TO KNOW

Oil central heating with underfloor heating to the ground floor rooms.

Double glazing throughout.

There are some stunning natural wood features throughout including beams, skirting boards, doors and frames, window sills etc and bespoke oak kitchen.

## ENTRANCE

The property is accessed via a natural wood door with clear glazing panels, into:

## ENTRANCE HALL



A lovely welcoming and practical space with slate flag floor, stairs to the first floor, doors into lounge and conservatory. Walk in cloakroom housing boiler ; good range of built in cupboards with natural wood fronts.

## LOUNGE

17'8" x 14'7" (5.41 x 4.45)



A super room with cream limestone floor, attractive cast iron multi fuel stove set within sandstone fireplace and ceiling beams. Two windows overlooking the front, useful understairs alcove and cupboard, television point and door into dining room.

## DINING ROOM

14'3" x 8'9" (4.36 x 2.67)



Continuation of limestone flooring, window to the front, ceiling beams. Blackened feature fireplace and centre light fittings. Opening into:

## KITCHEN

13'9" x 12'8" (4.20 x 3.87)



Fitted with a super range of base and wall units in natural oak with slate worktop over and includes a great range of open shelving and practical cupboards with coloured ceramic tile splashback. Includes 1.5 bowl stainless steel sink and additional hand-wash sink, each with a mixer tap, integrated electric oven with 5-ring gas hob over and stainless steel extractor fan, plumbing for dishwasher and space for fridge/freezer. Natural wood ceiling timbers, spotlighting and two attractive windows to the back garden - one being a double window that opens up into the garden and each with a natural wood window sill with beams above. Continuation of limestone flooring, ample space for a dining table and part glazed door leads into:

## INNER LOBBY

With continuation of limestone flooring, natural ceiling beam, electric fuse box. Doors to lounge, rear cloakroom and conservatory.

## REAR CLOAKROOM

6'2" x 2'9" (1.90 x 0.85)



Fitted with WC and wash basin. Continuation of limestone floor and frosted window to the rear.

## CONSERVATORY

18'4" x 7'1" (5.61 x 2.17)



A private conservatory with windows overlooking the garden - a great multi-use space whether it be for practical reasons (hence plumbing for a washing machine) or to sit and relax and enjoy the outlook. Beams and slate tiled floor, wall lighting and doors to the entrance hall and rear garden.

## FIRST FLOOR LANDING

With window to the side and natural wood bannister and hand rails etc, access into the loft (part boarded) and narrow storage cupboard with cupboard above.

## BEDROOM ONE

12'11" x 12'8" (3.95 x 3.87)



Double room partly under eaves with a good range of built-in wardrobes making the most of the space. Exposed stone wall, natural wood shelving, window sills, skirting boards and beams etc. Two windows overlooking the fields, mountains and the River Cocker.

## BEDROOM TWO

14'4" x 8'10" (4.37m x 2.70m)



Spacious double bedroom with an aspect to the front.

## BEDROOM THREE

16'4" x 8'0" (4.98 x 2.44)



Spacious double bedroom with windows to the front and rear, access into the loft via a pull down ladder - part boarded

## BEDROOM FOUR

8'5" x 8'3" (2.57 x 2.53)



Spacious single room with an aspect to the front, natural wood window sill, shelving and recessed fireplace.

## FAMILY BATHROOM

11'3" x 9'3" (3.43 x 2.84)



A super sized family bathroom fitted with bath with tap connected shower hose, wash basin with chrome mixer tap and WC with concealed cistern. Shower unit with wall mounted chrome shower and attachments and fully fitted throughout with white ceramic tiles. Set of three double cupboards, natural wood window sill and large window overlooking the front with timber beam above, spotlighting and recessed shelving, chrome ladder style radiator and wood effect vinyl floor covering.

## REAR GARDEN



A delightful enclosed rear garden accessed from the conservatory and with slate patio with ample space for socializing - there is a canopy to cover this area. Beyond the patio is a lawn (with gate onto the the right of access) and well established shrub and floral borders, some being raised. Large modern garden shed with sliding door to provide good access. Water tap.

## GARAGE

16'4" x 7'11" (4.98 x 2.43)



Single garage with up and over door with concrete floor and good range of shelving. To the side of the garage is a coal bunker and small storage area.

## PARKING



There is off road parking for two cars (just as you enter the development at the bottom of the lane on the right) and there is one further space to the left of the single garage.

## OUTLOOK & LOCATION



To the rear over fields to the River Cocker and trees and countryside in the distance with views of the Nother Lake District mountains in the distance.

To the front over rooftops to trees and countryside in the

distance.

A delightful public footpath runs along the River Cocker directly into the town centre - approximately 1 mile.

## DIRECTIONS



From Main Street proceed up Station Street and turn left into Lorton Street. Continue along the road, over the bridge and bear right. Proceed along here and turn right into Vicarage Lane and bear left at the top onto Simonscales Lane. Proceed right down Simonscales Lane, passing Violet Bank Caravan Park. Go over the A66 and when you come into the small hamlet at the bottom the property is on the left.

## COUNCIL TAX

We have been advised by Cumberland Council (0300 373 3730) 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 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.

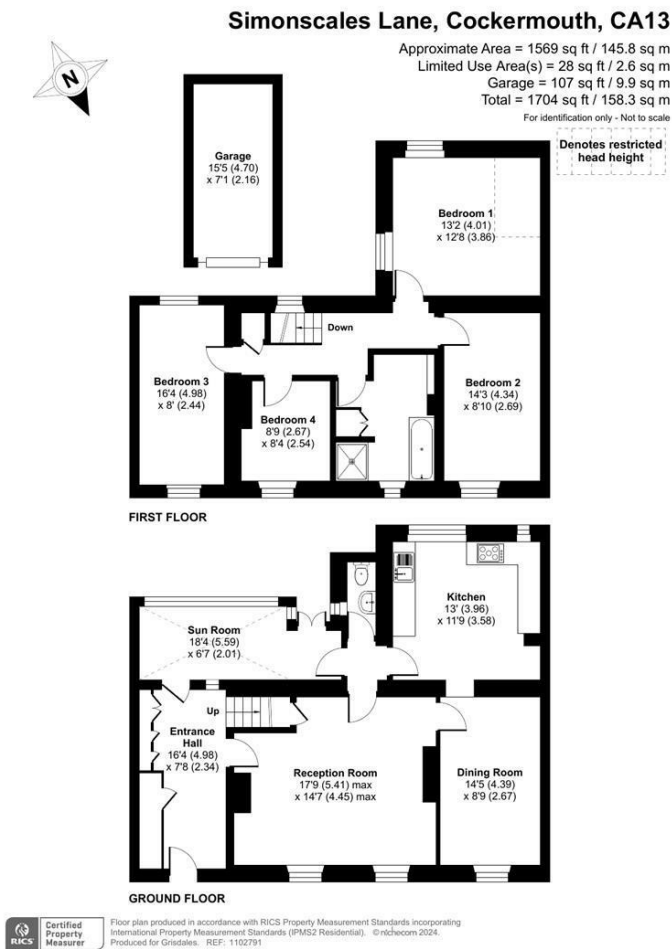
Mortgage Advice Bureau - Doing what's right for you.

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

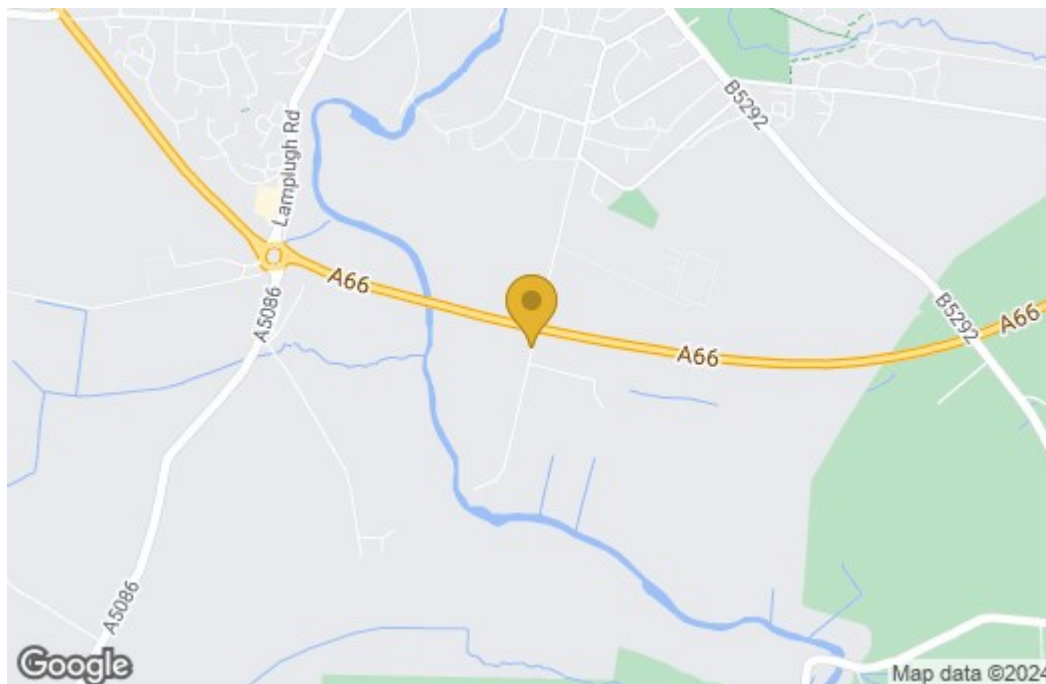
There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed."

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

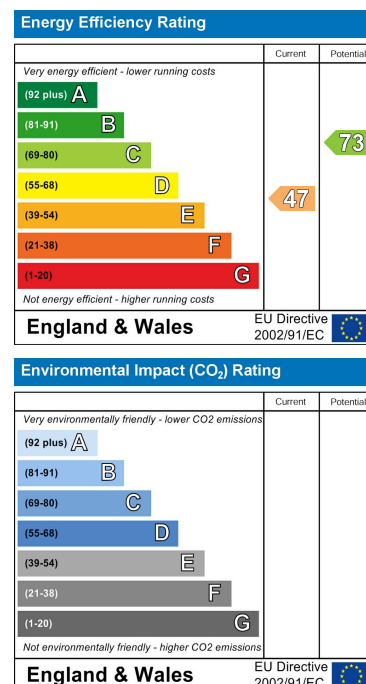
Floor Plan



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.