



GRISDALES

PROPERTY SERVICES



Grove Cottage Garden Lane, Maryport, CA15 6PX

£174,000

THIS STUNNING THREE BEDROOM SEASIDE COTTAGE IS A DREAM.... WITH GORGEOUS AND DISTINCTLY STYLISH ACCOMMODATION AND SUPERB COASTAL AND FELL VIEWS, AND THE ICING ON THE CAKE IS MOST DEFINITELY THE FABULOUS FIRST FLOOR SUN TERRACE !!

Enjoying a lovely position in the centre of this unique village, seconds from super beach walks, Allonby is a jewel in our crown, always popular year round, and having local amenities, with Maryport and Cockermouth both a short drive away.

The living and bedroom spaces have been recently decorated very tastefully, and include a beautiful living / dining room with log burner, study/snug, a well fitted kitchen opening out onto a courtyard garden, and a ground floor shower room. The first floor has three pretty bedrooms and a further bathroom. The third bedroom opens on to the stunning decked terrace which has incredible fell views, what a place to enjoy a good book and a chilled drink !! A GREAT RESIDENCE AND WOULD ALSO BE A FANTASTIC HOLIDAY HOME....

Helping you find your perfect new home...

www.grisdales.co.uk

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THINGS YOU NEED TO KNOW

The property has gas central heating;

The property has uPVC double glazing and they have been recently fitted to the front.

LIVING/DINING ROOM

23'7" x 12'0" (7.21 x 3.66)

With central composite front entrance door and two windows to front aspect. Tasteful accent wall, log burner with sandstone fireplace and slate hearth, wooden mantle, oak floor, two radiators.

STUDY/SNUG

7'3" x 6'0" (2.21 x 1.85)

With window to rear aspect, tiled floor, radiator.

REAR HALL

With staircase to first floor, tiled floor.

DOWNSTAIRS SHOWER ROOM

Comprising shower cubicle with WC and wash hand basin, radiator.

KITCHEN/DINING ROOM

13'10" x 11'3" (4.24 x 3.45)

With window to rear aspect and French doors to the courtyard. Comprising an extensive range of light wood effect base and wall units with chrome handles, black worktop, tiled splash-back, integrated oven and 4-ring gas hob, stainless steel extractor chimney, plumbing for washing machine, plumbing for dishwasher, stainless steel sink and drainer. A good dining space, tiled floor, radiator.

FIRST FLOOR

BEDROOM ONE

12'4" x 11'6" (3.78 x 3.53)

An excellent double bedroom, tasteful accent wall, fabulous uninterrupted sea views, radiator.

BEDROOM TWO

12'2" x 10'5" (3.73 x 3.18)

Another excellent double bedroom, accent wall, fitted cupboard, stunning uninterrupted sea views, radiator.

BEDROOM THREE

9'8" x 6'7" (2.95 x 2.03)

A single bedroom with French doors onto an exciting decked sun terrace, radiator, wooden floor.

BATHROOM

Comprising P shape bath with shower, pedestal wash hand basin, low level WC, attractive exposed brick painted wall, white ladder radiator, wood flooring

TERRACE

17'5" x 9'10" (5.31 x 3.00)

This fabulous decked sun terrace has the most amazing countryside and fell views, the most beautiful place to enjoy a drink or simply to relax with a book anytime of the day and leave the world behind. Plenty of space for garden furniture and sunbeds !

DIRECTIONS

From Maryport proceed towards Allonby and on entering the village go over the small bridge. Turn immediately right and right again whereupon Garden Lane can be found. The property is about 50 yards down here on the left hand side.

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

Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in 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. To find out more about how we can assist you, just call your nearest Grisdales office.

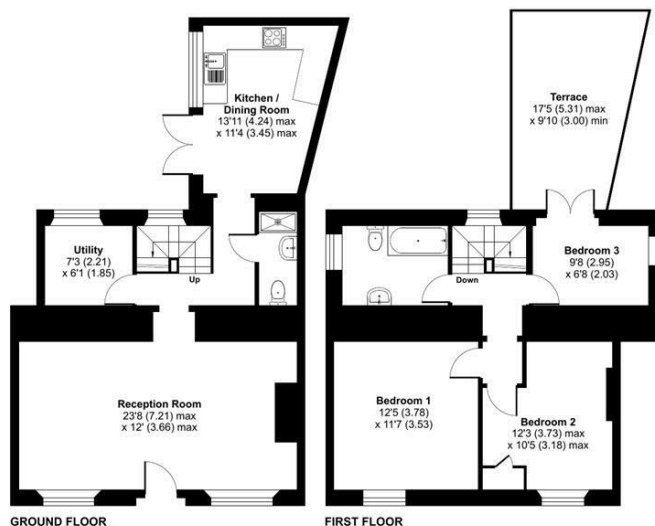
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

Floor Plan

Garden Lane, Maryport, CA15

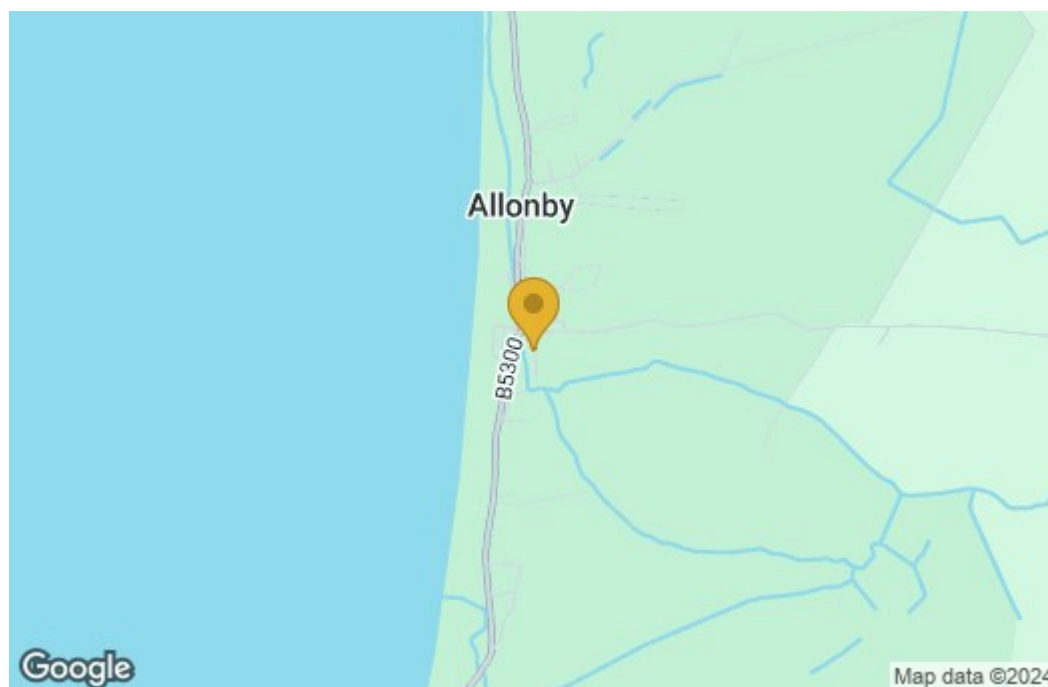
Approximate Area = 1165 sq ft / 108.2 sq m

For identification only - Not to scale

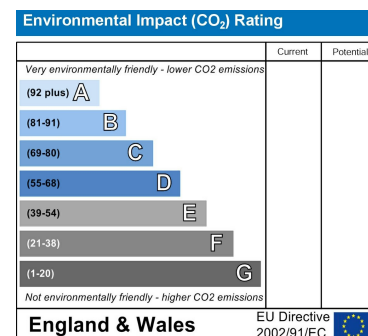
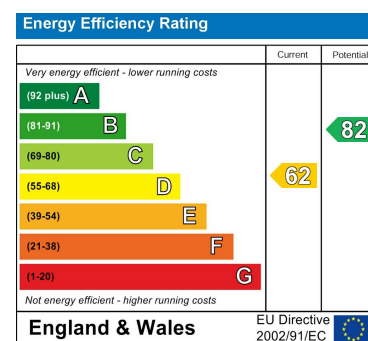


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Grisdales. REF: 1104920

Area Map



Energy Efficiency Graph



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