



GRISDALES

PROPERTY SERVICES



Meikle Rigg , Cockermouth, CA13 0PE

£395,000

SOUTH FACING AND WITH A SUPER CONSERVATORY PERFECTLY POSITIONED TO MAKE THE MOST OF THE SUNSHINE AND VIEWS, this is a truly delightful and exceptionally spacious four bedroomed detached bungalow.

Having been loved and maintained well over the years, it now offers a fabulous chance for you to create a super "forever" home and it's perfect if you're looking to downsize, upsize, or just need a good practical home for easy living.

The ample drive leads to a double garage and the gardens extend all round, with a smashing private garden to the rear. Inside there are two reception rooms and a conservatory, as well as a good sized kitchen and bathroom, all balanced by four double bedrooms and some good ancillary space as well.

Bridekirk's just a short drive to Cockermouth where there are Outstanding Schools, a great range of shops, eateries etc, and the A595 will take you easily to the A66 to the coast and Lake District.

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

Helping you find your perfect new home...

www.grisdales.co.uk

40 Main Street, Cockermouth, Cumbria, CA13 9LQ | T : 01900 829 977 | E : cockermouth@grisdales.co.uk

THINGS YOU NEED TO KNOW

Combination of new windows and uPVC, some with secondary glazing panels;
Oil central heating.

ENTRANCE

The property is accessed via a hardwood door with clear glazing panels and frosted panels to the side, and that leads into:

ENTRANCE HALL

With telephone point, cupboard with cylinder tank and second cupboard with shelving.

LOUNGE

19'4" x 17'9" (5.91 x 5.43)

A fabulous and very spacious room with large window to the front. Fireplace comprising open fire in stone surround with marble hearth and incorporating space for a television. Television point, telephone point, wall lighting and coving. Opening into:

DINING ROOM

12'10" x 10'10" (3.93 x 3.31)

Giving access into the kitchen and utility room and double uPVC doors giving access into the conservatory.

CONSERVATORY

16'3" x 12'3" (4.97 x 3.75)

With windows to three sides and uPVC doors to two sides, Perspex roof and fabulous view in a south-westerly direction over countryside to tree tops; spotlighting.

KITCHEN

13'10" x 10'9" (4.22 x 3.30)

A spacious kitchen and fitted with a comprehensive range of base and wall units in a distressed wood look with laminate worktop over and matching ceramic tile splash-back. Includes 1.5 bowl stainless steel sink unit with mixer tap, integrated washing machine, "Everhot" cream electric oven, space for fridge/freezer and space for additional appliances. Window overlooking the rear.

UTILITY ROOM

12'10" x 7'4" (3.93 x 2.24)

Fitted with a range of base and wall units and drawers etc incorporating stainless steel sink with laminate worktop over, plumbing for a washing machine, space for additional appliances, ceiling mounted clothes airer and cupboard housing oil central heating boiler and second cupboard housing electrics. Pedestrian door into the garage, uPVC door to the rear and additional cupboard. Door leading into cloakroom.

CLOAKROOM

5'2" x 2'5" (1.59 x 0.76)

Fitted with low level WC and wash basin, frosted window to the side.

BEDROOM ONE

11'5" x 10'0" (3.50 x 3.07)

Double room to the front.

BEDROOM TWO

14'10" x 11'5" (4.54 x 3.50)

Double room to the front with television point and double cupboard with shelf and hanging rail.

BEDROOM THREE

11'10" x 11'6" (3.62 x 3.53)

Double room with an aspect to the side, telephone point, television point and double cupboard with shelf and hanging space.

BEDROOM FOUR

11'6" x 11'4" (3.53 x 3.47)

Double room to the rear with television point, spotlights and dark fronted cupboards and drawers incorporating dressing table area. Folding door into en-suite.

EN SUITE

8'4" x 4'4" (2.55 x 1.33)

Fitted with pedestal wash basin with chrome taps, bath with wooden side panelling and tap connected shower hose and low level WC. Fitted around sanitary fittings with ceramic tiles, frosted window to the rear, shelving and cupboards.

FAMILY BATHROOM

8'2" x 7'9" (2.50 x 2.38)

Fitted with shower in cubicle with wall mounted chrome shower and attachments, bath with two chrome taps, pedestal wash basin and low level WC all fitted in pale grey. Fully fitted throughout with ceramic tiles, frosted window to the rear, shelving, shaver point and wall mounted medicine cupboard. Matching soap dish, toilet paper holder, towel rings etc.

GARAGE & PARKING

18'8" x 15'10" (5.69 x 4.84)

A tarmac drive can accommodate approximately 4 cars and this leads to a large double garage housing oil tank. U and over door and strip lights.

EXTERNALLY - FRONT

Small garden areas and well established shrub and floral borders with a lawn area at the front and attractive planting etc.

Brick paved paths lead to the rear garden.

EXTERNALLY - REAR

The rear garden opens up into a large lawn with well established shrub and floral borders. There are two paved patios paths lead right round the property. Outside tap. Vegetable growing area and shed.

OUTLOOK

From the rear of the property there is a super view over fields. The property is south/west facing.

DIRECTIONS

The property is best approached leaving Cockermouth by way of the Carlisle Road. Take the first left hand turning signposted Bridekirk and proceed into the village. At the T junction turn left and the property can be found on the left.

COUNCIL TAX

We have been advised by Cumberland Council (0300 373 3730) that this property is placed in Tax Band F.

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

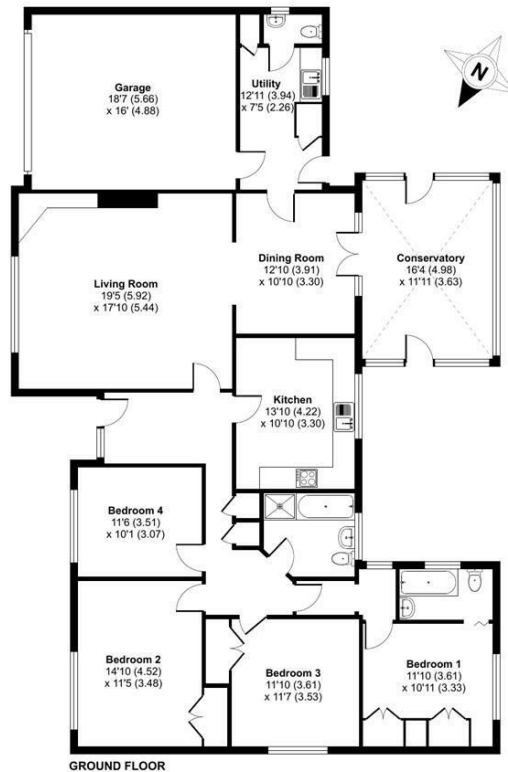
Bridekirk, Cockermouth, CA13

Approximate Area = 1886 sq ft / 175.2 sq m

Garage = 299 sq ft / 27.7 sq m

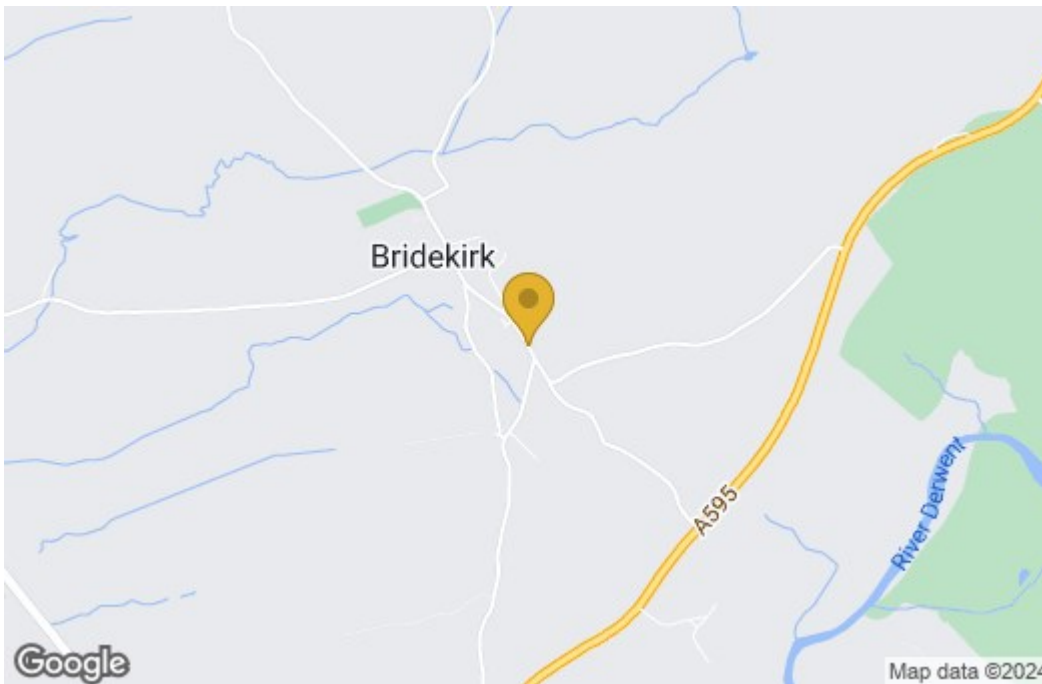
Total = 2185 sq ft / 202.9 sq m

For identification only - Not to scale

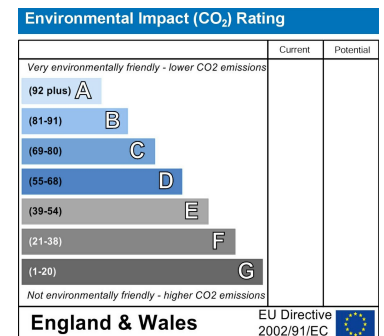
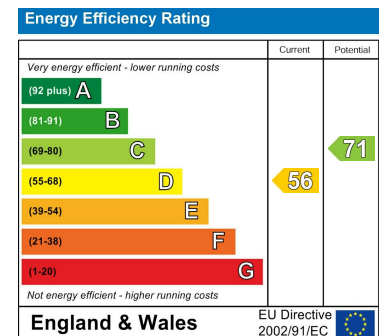


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2024. Produced for Gridsales. REF: 1105234

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.