



GRISDALES

PROPERTY SERVICES



Glebe House Ghyll Bank, Cockermouth, CA13 0LH

£320,000

THIS SPLENDID RED BRICK VICTORIAN HOME HAS THE SUBSTANCE AND SPACE REMINISCENT OF ITS PERIOD, WITH ITS HIGH CEILINGS AND GENEROUS ROOMS, LOCATED IN A CENTRAL POSITION OF THIS POPULAR VILLAGE HAVING EXCELLENT AMENITIES AND SCHOOL CATCHMENT AREA., WITH FIVE BEDROOMS AND TWO FABULOUS RECEPTION ROOMS PLUS GARDENS, GARAGING AND LARGE DRIVEWAY THIS IS A SUPERB FAMILY HOME....

The living space to the ground floor comprises two elegant reception rooms, the main one having an impressive elevated log burner, a second large reception room with french doors plus a well fitted kitchen.

The five bedrooms are arranged over the two upper floors, with an impressive master bedroom extremely well fitted with an extensive range of fitted light oak effect bedroom with multiple wardrobes, four further excellent size bedrooms and gorgeous contemporary recently fitted bathroom & separate WC, both with underfloor heating. There is a substantial driveway with double garage and gardens. ONE TO VIEW !

Helping you find your perfect new home...

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THINGS YOU NEED TO KNOW

There is gas central heating;

There is uPVC double glazing to the property.

ENTRANCE HALL

Accessed via a handmade oak front entrance door with stained glass features, two radiators, tiled floor, dado rail, staircase to first floor, a double cupboard.

RECEPTION ROOM ONE

17'5" x 16'0" (5.33 x 4.90)



A beautiful high ceilinged room with it's main feature being the Stovax log burner mounted on a plinth with marble hearth, elevated mantelpiece, two radiators.

KITCHEN/BREAKFAST ROOM

12'9" x 11'10" (3.91 x 3.61)



Comprising a range of cream base and wall units with complementary work surfaces and tiled splash-back, range stove which the vendor is happy to leave if requested, plumbing for dishwasher, plumbing for washing machine, carousel unit with stainless steel curved door, stainless steel 1.5 sink and drainer, tongue and groove ceiling, tile effect flooring, radiator.

RECEPTION ROOM TWO

15'7" x 14'0" (4.75 x 4.29)



With French doors to side aspect and window to rear aspect, two radiators.

FIRST FLOOR LANDING

With staircase to second floor, radiator.

BEDROOM ONE

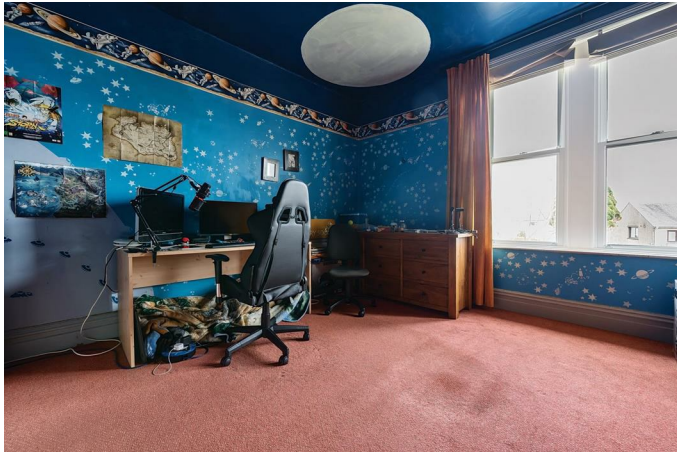
17'3" x 15'1" (5.28 x 4.60)



A massive double bedroom extensively fitted with a range of light oak effect bedroom furniture with chrome handles and including multiple wardrobes of 2 x 4 door robes and 2 x 2 door robes, two sets of 5 drawer units and two bedside units and freestanding matching linen box. Lovely views over countryside, radiator.

BEDROOM THREE

15'7" x 14'0" (4.75 x 4.29)



Good double size bedroom, radiator.

FAMILY BATHROOM



Wow! Fully tiled and with underfloor heating and comprising a superb Victorian slipper bath with central chrome taps and shower attachment, wash hand basin with integrated walnut effect double cupboard with chrome handle and further freestanding matching cupboard with chrome handles, low level WC, cupboard with boiler, tongue and groove ceiling, tiled flooring, two heated chrome ladder radiators.

SEPARATE WC



Fully tiled and with underfloor heating and comprising WC and wash hand basin integrated into walnut effect cupboard with chrome handles, tongue and groove ceiling, integrated ceiling lighting, tiled floor.

HALF LANDING

With window overlooking driveway.

SECOND FLOOR LANDING

With access to partially boarded loft.

BEDROOM TWO

15'10" x 11'10" (4.83 x 3.61)



A double bedroom with Velux window, radiator, eaves storage.

BEDROOM FOUR

10'11" x 9'8" (3.33 x 2.97)



A double bedroom with Velux window, eaves storage, beamed feature, radiator.

BEDROOM FIVE

12'11" x 6'7" (3.94 x 2.01)



A single bedroom with Velux window, radiator.

EXTERNAL



The property is accessed via a wrought iron gate from a small lane off Ghyll Bank. To the front and side of the property lies an extensive driveway for multiple vehicles, pretty flower and pebble borders and there is a double garage.

To the back of the property lies a lawn and paved area with shrubs and borders.

DIRECTIONS

The property is best approached by entering the village of

Broughton across the bridge from the A66.

Take the right hand bend signposted Little Broughton and turn into Ghyll Bank. Between house numbers 19 and 21 Ghyll Bank there is a little lane which leads down to Glebe House.

COUNCIL TAX

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

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.

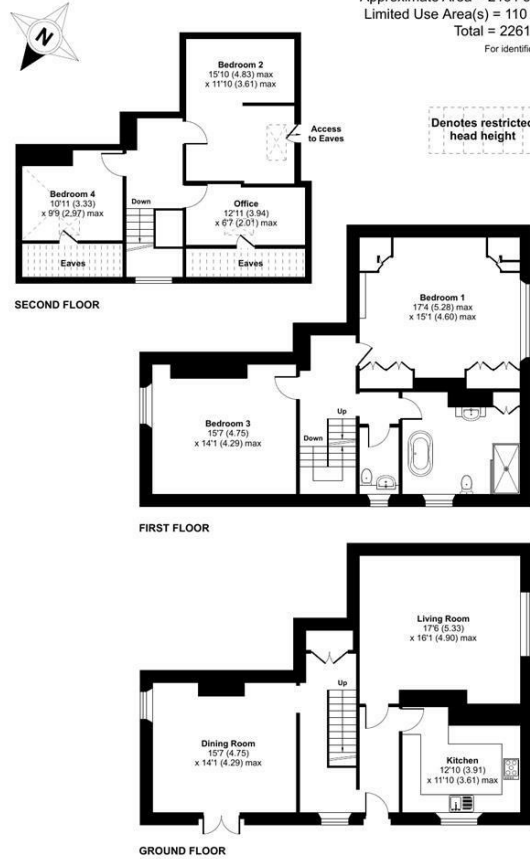
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

Floor Plan

Ghyll Bank, Little Broughton, Cockermouth, CA13

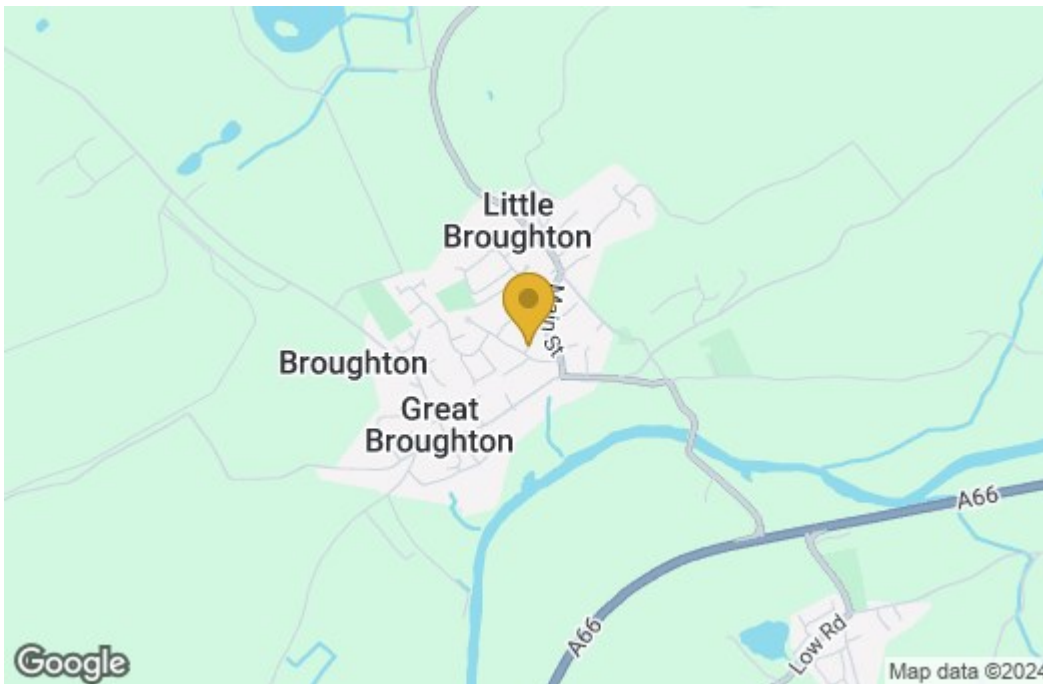
Approximate Area = 2151 sq ft / 199.8 sq m
 Limited Use Area(s) = 110 sq ft / 10.2 sq m
 Total = 2261 sq ft / 210 sq m

For identification only - Not to scale

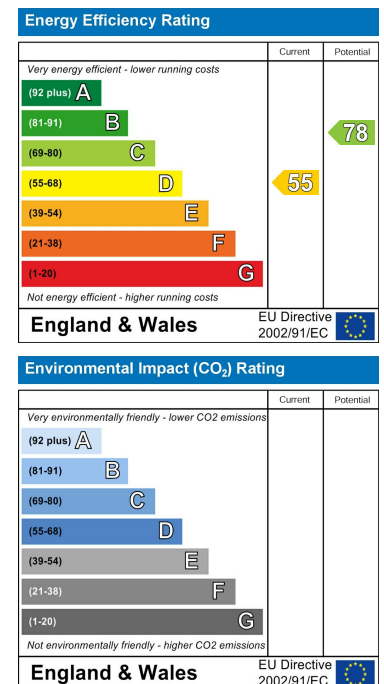


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Grisdales. REF: 1107594

Area Map



Energy Efficiency Graph



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