



GRISDALES

PROPERTY SERVICES



2, Tarn Close Lorton Road, Cockermouth, CA13 9TQ

£350,000

THIS IS AN EXTREMELY UNIQUE OPPORTUNITY TO PURCHASE A SUBSTANTIAL FAMILY HOME WITH LARGE GARDENS SITUATED WITH STUNNING FELL VIEWS TOWARD THE LORTON VALLEY ON THE VERY EDGE OF COCKERMOUTH...THIS MUST BE LITERALLY ONE OF THE BEST LOCATIONS IN COCKERMOUTH... REQUIRING UPGRADING, THIS WILL BE A VERY EXCITING PROJECT...I COULD TALK ABOUT IT ALL DAY BUT PLEASE JUST GO AND VIEW...

A much loved family home for many years, the property is arranged over three floors with two large reception rooms, kitchen and utility room, and five bedrooms. This is going to make a family or couple their dream home...With extensive rear gardens plus potential for lots of parking and those gorgeous views, this needs viewing very soon...

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

OWNERS COMMENTS

"The views are beautiful. And the freedom we had as children have many memories."

THINGS YOU NEED TO KNOW

The property requires a complete upgrading and there is electric heating.

ENTRANCE VESTIBULE

Accessed via uPVC front entrance door, dado rail, multi-glazed door to hall.

ENTRANCE HALL

With radiator, staircase to first floor, coving to ceiling, dado rail.

RECEPTION ONE

16'6" x 11'10" (5.03 x 3.61)



With bay window to front aspect, open fireplace with slate surround and hearth, window seat with storage under.

RECEPTION TWO

14'0" x 11'10" (4.27 x 3.63)



With window to rear aspect overlooking the courtyard, fire with slate surround and cupboards above, two further cupboards and one tank and shelving.

INNER HALL

With shelving.

KITCHEN

13'8" x 8'11" (4.19 x 2.74)



Dual aspect and comprising a range of wood units, complementary worktops and tiled splash-backs, tiling to two walls, fluorescent strip lighting.

BATHROOM



Bathroom with Mira electric shower over, WC with cistern, pedestal wash hand basin, half tiling to wall, wall mounted electric heater, cupboard.

UTILITY ROOM



Fitted with a base unit, stainless steel sink and drainer, plumbing for washing machine, door to paved area.

WOOD STORE

16'4" x 15'10" (4.98 x 4.83)



With storage for wood and including shed and paved area.

FIRST FLOOR LANDING

BEDROOM ONE

18'8" x 9'3" (5.69 x 2.82)



Stunning views, dual aspect, fitted with wardrobes and further fitted cupboards and wash hand basin.

WC

With WC.

BEDROOM TWO

14'11" x 8'9" (4.55 x 2.69)



With amazing views from two windows across the fells, wooden flooring, radiator.

BEDROOM THREE

14'4" x 8'9" (4.37 x 2.69)



With window to rear aspect, wash hand basin, fitted cupboard.

HALF LANDING

SECOND FLOOR LANDING

BEDROOM FOUR

14'11" x 11'6" (4.57 x 3.53)



With window to rear aspect, cupboard.

BEDROOM FIVE

9'1" x 9'1" (2.79 x 2.77)



With window and cupboard.

EXTERNAL - FRONT



To the front of the property is a small garden with access to the side.

EXTERNAL - SIDE



To the side of the property is a concrete area plus paving and grassed areas.

EXTERNAL - REAR



With a fabulous size rear garden with gorgeous views, large lawn area, mature trees, shrubs and further storage.

GARAGE

17'5" x 9'3" (5.31 x 2.82)



With electricity and water.

DIRECTIONS

From the centre of Cockermouth proceed up Station Street, turn left into Lorton Street, go over the bridge and follow the road round to the right. Continue along Lorton Road.

COUNCIL TAX

We have been advised by Cumberland Council that this property is placed in Tax Band

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.

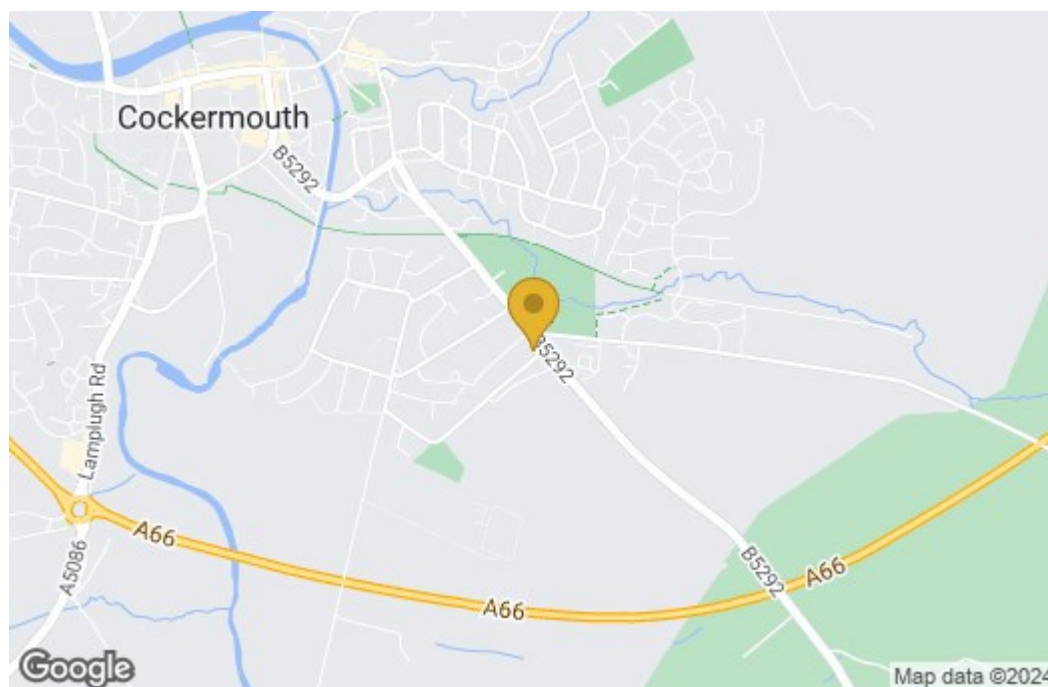
Floor Plan

Lorton Road, Cockermouth, CA13

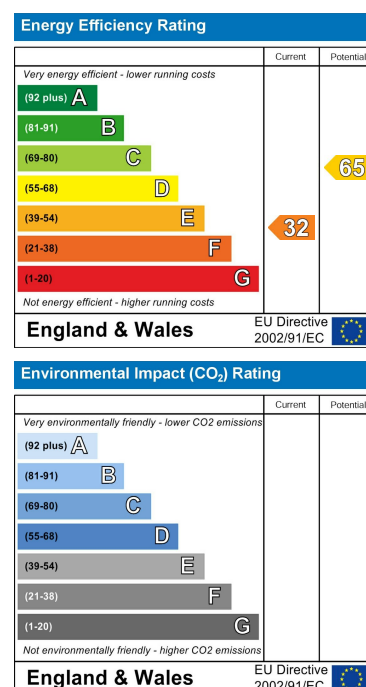
Approximate Area = 2070 sq ft / 192.3 sq m
 Garage = 158 sq ft / 14.6 sq m
 Outbuilding = 29 sq ft / 2.6 sq m
 Total = 2257 sq ft / 209.5 sq m
 For identification only - Not to scale



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.