



# GRISDALES

PROPERTY SERVICES



## 11 The Mount, Papcastle, Cockermouth, CA13 0JY

**£390,000**

Sitting on a fabulous spot on the edge of this prestigious development in Papcastle is this super four bedroomed detached family home which enjoys glorious countryside views to the rear and views of the Buttermere fells from the front/side. Arguably one of Cockermouth's best addresses, "The Mount" in Papcastle sits perfectly for easy access into Cockermouth and the Lake District and it's a stone's throw away from a great village pub!

This gorgeous house has been in the same ownership since 1971 and although well maintained there are many opportunities for you to be creative and make the home of your dreams. The welcoming hall leads into the lounge with sliding doors into the dining room which opens up into a conservatory and in addition there's a good sized kitchen and a study with four bedrooms and a bathroom upstairs. Pretty and well established gardens sit to the front and rear, there's off road parking and the single garage completes this perfect package.

\*\*\* NO CHAIN \*\*\* NO CHAIN \*\*\* NO CHAIN \*\*\*

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## THINGS YOU NEED TO KNOW

Warm air ducted central heating and double glazing. Some windows have secondary glazing panels over the double glazing.

## ENTRANCE

The property is accessed via a uPVC sliding door into:

## ENTRANCE PORCH

7'6" x 3'2" (2.31 x 0.98)

Accessed via sliding door leading into:

## INNER PORCH

With tiled floor, window into the study, wall mounted shelving and uPVC door into:

## ENTRANCE HALL

With window to the front, stairs to the first floor and useful understairs alcove.

## LOUNGE

16'0" x 12'4" (4.88 x 3.76)



A lovely light room with a large window to the front and window to the side, fireplace with slate surround and hearth and white shelving over with double cupboard and additional wall mounted shelving; coving, television point and smoked glass doors in aluminium frame leading into:

## DINING ROOM

10'0" x 9'9" (3.05 x 2.98)



With coving, serving hatch into the kitchen and opening into:

## CONSERVATORY

13'1" x 9'7" (3.99 x 2.93)



With windows to three sides and "warm roof" with spotlighting, uPVC door to the patio, wood effect vinyl floor covering.

## STUDY

8'5" x 7'11" (2.58 x 2.43)



Large window into the entrance porch and fitted with a good range of pine cupboards including two double base cupboards and wall mounted glass fronted cupboards above.

## KITCHEN

14'11" x 9'6" (4.57 x 2.92)



Accessed via the hallway through a white painted glazed door and that leads into the kitchen. Fitted with a good range of base and wall units in white with chrome handles and laminate worktop over with white ceramic tiled splashback. Includes breakfast bar area, integrated Belling electric oven with 4-ring gas hob over and extractor fan, 1.5 bowl plastic sink unit with mixer tap, plumbing for washing machine and space for an additional appliance. Hatch leading into the dining room, white painted tongue and groove ceiling and spotlights, large window overlooking the rear garden and cupboard one housing Worcester gas boiler and cupboard two housing boiler.

## INNER LOBBY

With pedestrian door into garage and door leading into:

## CLOAKROOM

5'10" x 2'10" (1.80 x 0.88)

With low level WC, corner wash basin and fitted around fittings with white ceramic tiles with gold trim and bathroom accessories. Frosted window to the rear, white ceiling and vinyl effect floor covering.

## FIRST FLOOR LANDING

## BEDROOM ONE

14'4" x 11'0" (4.39 x 3.36)



With large window to the front with secondary glazing panel over. Fitted with an extensive range of wardrobes and cupboards and shelving and drawers etc, including dressing table area in cream; large double room and additional glazed fronted double cupboards.

## BEDROOM TWO

12'2" x 11'0" (3.73 x 3.36)



Double room to the front with a large window, alcove with cupboard and shelving above and cupboard with shelving.

## BEDROOM THREE

12'8" x 10'11" (3.87 x 3.34)



Double room to the rear.



## BEDROOM FOUR

9'3" x 8'2" (2.83 x 2.49)



A spacious single room to the rear with secondary glazing panel and cupboard with shelf and hanging rail.

## BATHROOM

10'4" x 6'1" (3.15 x 1.87)



Fitted with shower cubicle with curved door with white plastic frame and wall mounted chrome shower and attachments, white wash basin and low level WC set into vanity cupboard with white fronts and green laminate worktop over, bath with chrome tap connected shower and hose etc. Mostly tiled throughout in green and cream patterned tiles, chrome radiator and chrome bathroom fittings and white ceramic tiled floor, frosted window to the rear, spotlighting and access into the loft.

## OUTLOOK

From the front, there is a fabulous outlook over rooftops to the town centre with the Lake District fells in the distance.

## ASPECT TO THE REAR

Over fields and countryside in the distance with glimpses of the Lake District fells to the right hand side.

## GARAGE

19'3" x 9'6" (5.89 x 2.92)

With painted concrete floor, up and over door, wall mounted shelving, electrics and gas meter, window to the rear and uPVC door to the rear and cupboard accessed via sliding door with a range of shelving.

## DRIVEWAY AND PARKING



There is a paved driveway which can comfortably fit three cars to the front and the side.

## FRONT GARDEN

Generally laid with shillies with attractive and well maintained shrubs etc and a good range of flowers within the borders.

## SIDE GARDEN

Paving to the side. A gate leads to:

## REAR GARDEN



Large paved area to the rear of the property and steps up lead to an attractive lawn, again with well established shrub and floral borders and further steps lead to an additional raised patio and garden shed. There is an outside tap.

## DIRECTIONS

Proceed along Main Street in a westerly direction. Turn right into Gote Road, proceed past Lawsons Haulage and take the turning to Papcastle on your left hand side. Proceed through the village and take the right hand turn where the road swings left before a high wall.

## COUNCIL TAX

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

## 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 are proud to partner with The Right Advice Cumbria (Gary Pollard), a team of local expert advisers with years of

experience in the financial services industry. Whether you are purchasing your first home, moving to a new home, re-mortgaging, or investing in property, our dedicated team is here to guide you to the perfect solution tailored to your needs.

By working with us, you will benefit from access to multiple lenders, competitive rates, and a dedicated service aimed at saving you time, effort, and money. To find out more about how we can assist you, just call your nearest Grisdales office.

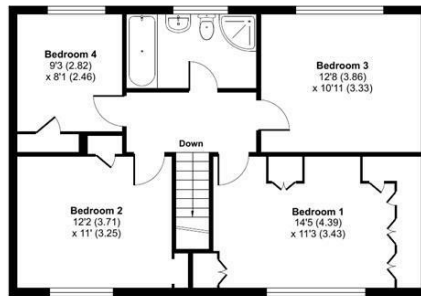
Your home or property may be repossessed if you do not keep up repayments on your mortgage. You may be charged a fee for mortgage advice. The precise amount will depend on your circumstances, but we estimate it will be £495.

## Floor Plan

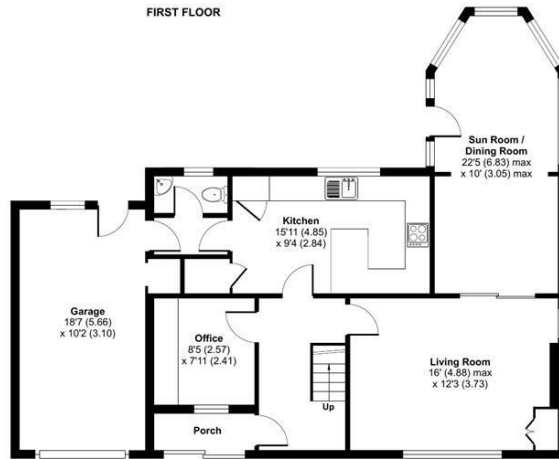
### The Mount, Papcastle, Cockermouth, CA13

Approximate Area = 1564 sq ft / 145.3 sq m  
 Garage = 185 sq ft / 17.2 sq m  
 Total = 1749 sq ft / 162.5 sq m

For identification only - Not to scale



FIRST FLOOR

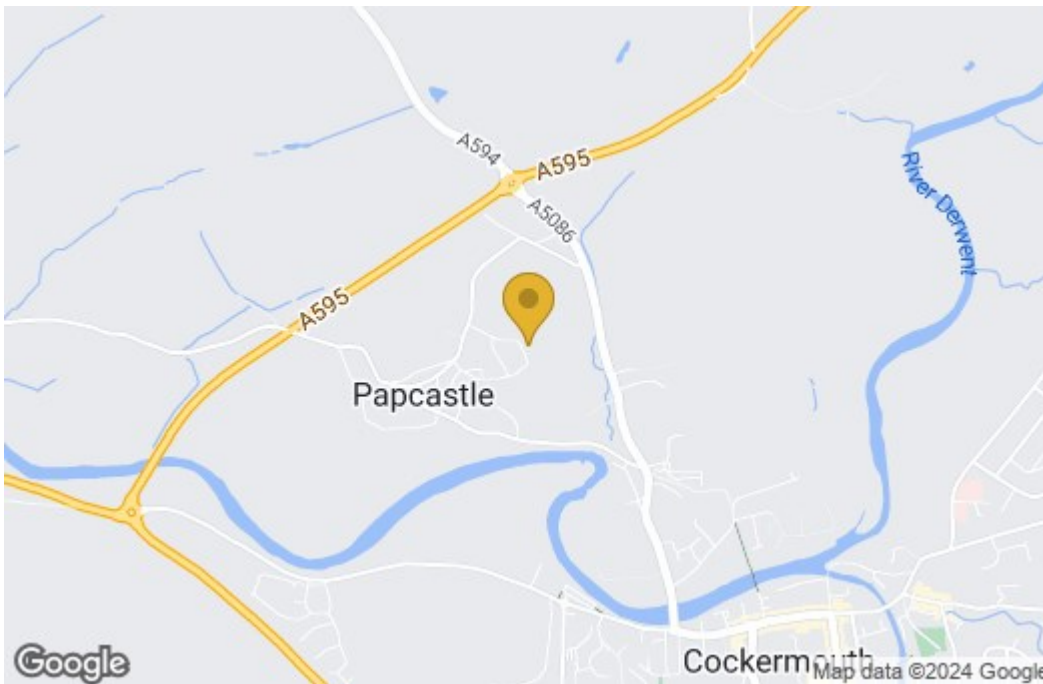


GROUND FLOOR

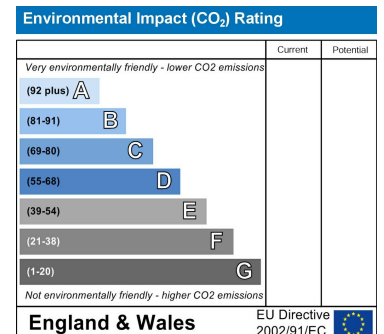
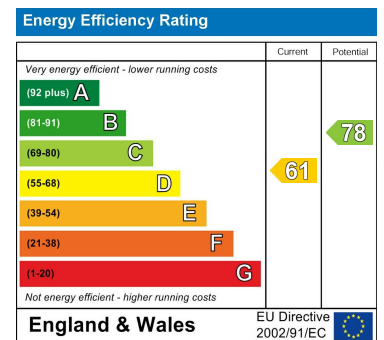


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Grisdales. REF: 1138507

## 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.