



GRISDALES

PROPERTY SERVICES



Quaker Croft , Cockermouth, CA13 0SF

£345,000

*** PROJECT *** CASH BUYERS ONLY *** PROJECT ***

If hardwork doesn't daunt you and you're ready to get your sleeves rolled up then this is the property for you!

The current owners have started to renovate this 5 bed link-detached Victorian home but life has changed and they're now ready to sell it. The house requires complete renovation but it does offer the chance for you to put your own mark on it - all trades are outstanding but you can finish it to your taste, specification and satisfaction.

The main house was built in 1850 but has recently been extended and now has three reception rooms and a kitchen with bi-fold doors to the rear and a large utility and shower room. Upstairs there are 5 bedrooms - the master having a free standing bath, vaulted ceiling and the most amazing view of the garden!

Outside there's ample parking, a large covered area perfect for storage, a super summerhouse with mezzanine area and wood burning stove but the selling point just has to be the most beautiful and well established garden, the centre piece being a magnificent Copper Beech Tree!

Eaglesfield is a fabulous and very sought after village which has a great community spirit, mostly centred around the village hall and Paddle School. There's easy access into Cockermouth and it's a stone's throw away from the Lakes and Mountains of the Northern Lake District.

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

The current owners of this property have started its renovation but they are now selling it as it is: work is required throughout the property including works to the roof, electrics, plumbing, plastering, joinery, decor etc.

Planning permission has previously been granted for a large extension to the rear - the current owners chose to erect a smaller two storey extension with an additional utility room adjoining but Building Regulation approval has not been finalised for this.

The vendors would like to take the opportunity of talking through what needs to be completed - they are actively open with what needs to be done and will provide you with a full information.

****CASH BUYERS ONLY****

ENTRANCE

The property is accessed via a hardwood door with clear glazing panel above and that leads into:

ENTRANCE HALL



With original tiled flooring and coving. Leads into:

INNER HALLWAY

7'4" x 5'10" (2.24 x 1.80)

With stairs to the first floor and understairs storage area with stone floor and shelving.

RECEPTION ROOM ONE

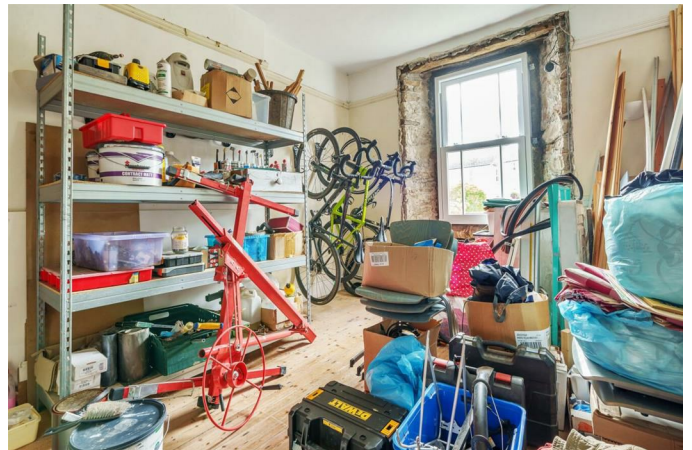
21'9" x 11'8" (6.63 x 3.56)



Dual aspect room with fireplace. This room has currently been stripped back to bare stone/brick work walls and floor.

RECEPTION ROOM TWO

15'1" x 11'5" (4.62 x 3.49)



With large window overlooking the front, natural wood flooring, picture rail.

RECEPTION ROOM THREE

20'2" x 12'4" (6.15 x 3.77)



A lovely light room with windows to each side and fireplace alcove, recessed shelving with pine cupboards below, wall lighting, natural wood window sills. Opening into:

KITCHEN

21'0" x 11'8" (6.42 x 3.58)



Fitted with a range of shelving to accommodate kitchen appliances, which include plumbing for dishwasher, 1.5 bowl stainless steel sink, electric oven with 4-ring hob over and space for a fridge/freezer. Includes breakfast bar area and space for a dining table. Wood burning stove on slate hearth, bi-fold doors open out to the rear and windows to either side of the room. Spotlighting, white vertical radiator and door leading into:

UTILITY ROOM

18'6" x 6'3" (5.64 x 1.92)



With slate tiled floor and fitted with a good range of shelving etc. Window to the side and composite door to the rear with clear glazing panel and door leading into:

SHOWER ROOM

6'1" x 4'11" (1.87 x 1.52)



Fitted with low level WC and shower base (installation is incomplete), white towel heater, frosted window to the rear and continuation of flooring.

STAIRCASE AND LANDING



Wooden staircase with bannister rail and spindles leads to a half landing with window overlooking the side and opens up into the first floor landing with access into the loft.

BEDROOM ONE

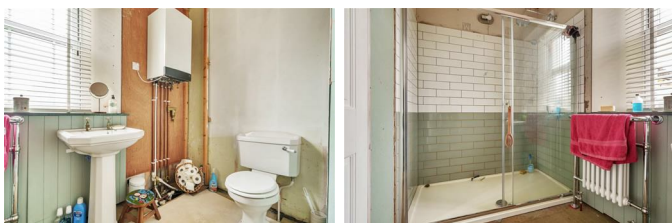
21'3" x 11'10" (6.49 x 3.62)



A fabulous large double room with vaulted ceiling and triple windows overlooking the garden. Exposed stonework, spotlighting, part tongue and groove panelling to two walls and freestanding claw foot bath. Opening into:

BATHROOM

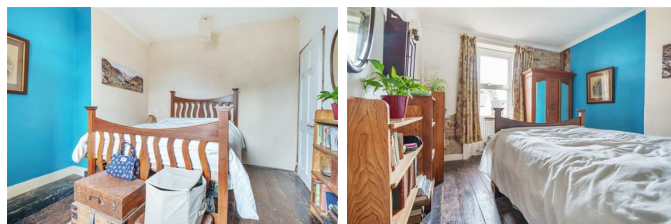
11'2" x 5'1" (3.42 x 1.56)



Fitted with shower base and green and white ceramic tiles with wall mounted chrome shower and attachments and sliding door in chrome frame. White pedestal wash basin, low level WC. Wall mounted boiler, slate window sill, large window overlooking the side and heated towel rail.

BEDROOM TWO

12'7" x 10'8" (3.84 x 3.27)



Double room to the front with coving and telephone point. Natural wood flooring.

BEDROOM THREE

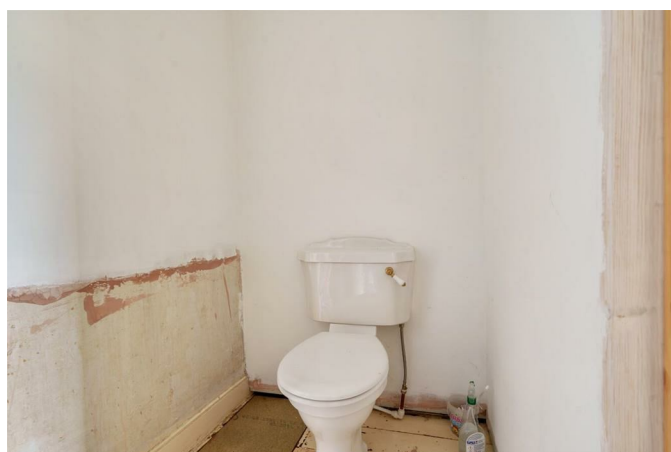
14'4" x 10'11" (4.39 x 3.35)



Double room with window overlooking the front, coving and door leading into:

EN SUITE

10'6" x 3'11" (3.22 x 1.20)



Fitted with shower with wall mounted chrome shower and attachments, sliding door in chrome frame and green and white ceramic tiles, white ladder style radiator, low level WC.

BEDROOM FOUR

11'5" x 10'5" (3.49 x 3.19)



Double room to the rear with aspect to the side.

BEDROOM FIVE

12'1" x 8'8" (3.69 x 2.66)



Double room to the rear and with coving and natural wood flooring.

FRONT GARDEN



There is a small garden at the front either side of the entrance path which leads to the front door.

DRIVE AND PARKING



A tarmacked drive to the side of the property opens up to a large parking area.

COVERED STORAGE AREA



Open yet covered area with shelving/storage areas. There is also a garden shed.

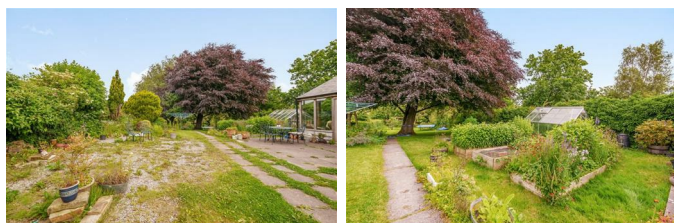
SUMMER HOUSE

12'3" x 16'9" (3.75 x 5.12)



Detached timber frame summer house with double glazing. Double doors providing access into a great room with concrete floor and pine clad ceiling, wood burning stove and fitted with bar area with shelving. Timber steps lead up to a raised mezzanine area - perfect for a mattress!

REAR GARDEN



The garden is fabulous and a beautiful Copper Beech Tree is the centre of attention! A path leads down the centre of the garden where you'll find a garden pond, raised vegetable beds and greenhouse, informal lawns and steps to a further large garden beyond the copper beech tree. Beautiful selection of plants, shrubs, flowers and trees including fruit trees.

OUTLOOK



From the front windows there is an outlook towards Skiddaw in the distance and from the rear a beautiful outlook right down the garden.

DIRECTIONS



Proceed from Cockermouth towards Eaglesfield on the A5086, take the right hand turning at Paddle School and proceed into the village. Continue past the Village Hall for about 400 m and the property can be found on the right hand side, before the T junction.

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

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.

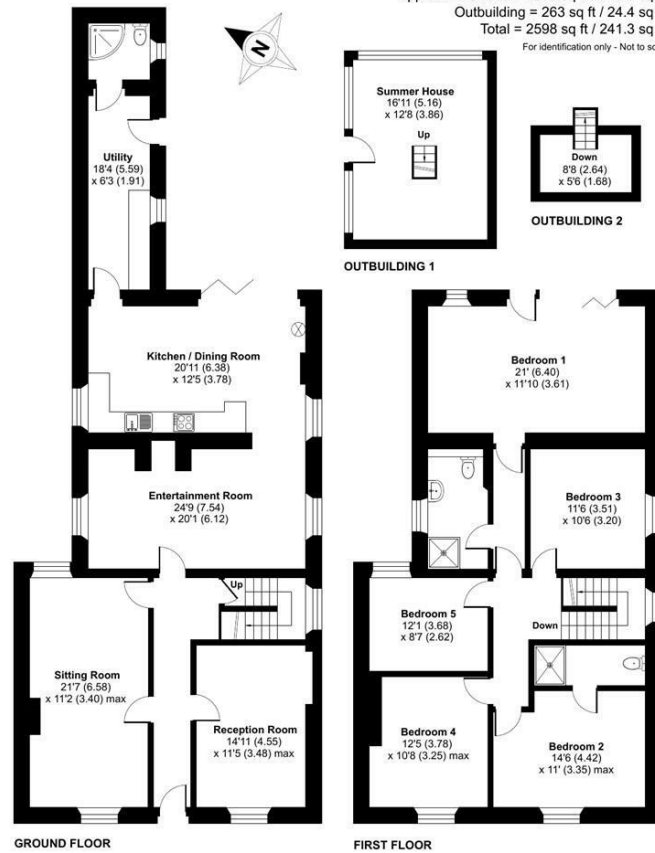
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

Floor Plan

Quaker Croft, Eaglesfield, Cockermouth, CA13

Approximate Area = 2335 sq ft / 216.9 sq m
 Outbuilding = 263 sq ft / 24.4 sq m
 Total = 2598 sq ft / 241.3 sq m

For identification only - Not to scale

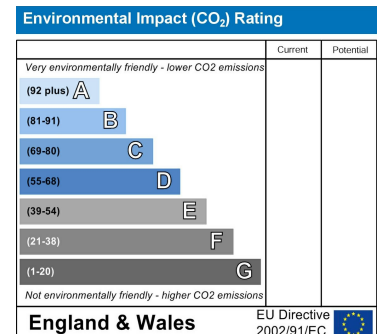
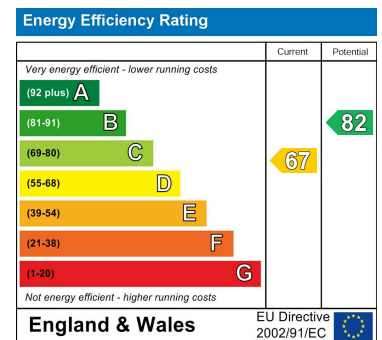


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2024. Produced for Gridsales. REF: 1148150

Area Map



Energy Efficiency Graph



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