



GRISDALES

PROPERTY SERVICES



10 Strawberry How, Cockermouth, CA13 9XZ

£195,000

"Strawberry How" is a prestigious development located on the edge of Cockermouth which was converted from the former Grammar School approximately 20 years ago. This particular property is located at the front of the development and comprises a two bedroomed "cottage" with a superb lounge/dining room with 4 windows giving lots of natural light. The kitchen is practical and well fitted and upstairs there are two good sized bedrooms and a bathroom, all of which have just been redecorated. Parking, outside space, a courtyard and large store complete the package.

Strawberry How is perfectly located for access to Lorton and those beautiful fells along with Loweswater, Crummock and Buttermere and there's quick access to the A66, the town centre and all our great schools, shops and facilities are within 1 mile.

The property will suit multiple people from investors (it will make a fabulous "lock up and leave or holiday home") and first time buyers (perfect for you to put your mark on it) as well those who work from home and those looking to downsize.

*** 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

Gas central heating - current boiler installed in December 2016

Single glazed white painted timber windows

This is a leasehold property - see details below

THE LEASE and SHARE OF FREEHOLD

Purchasers will buy unexpired terms of 999 year leases, which expire on 3003, 979 years time. There are separate leases for the house and the brick built store. The house lease includes exclusive car parking rights in the two spaces immediately in front of the property and in a further two designated spaces in a parking area to the left of the main drive.

Purchasers will also acquire an undivided share in the freehold of the entire site via a holding company co-owned in equal shares by all property owners at Strawberry How.

The property has vacant possession. A short-term occupational lease has been surrendered and this process will be completed by 1 November 2024.

Please contact Grisdales if you require further information

ENTRANCE

The property is accessed via a hardwood door with black ironmongery. Leads directly into:

LOUNGE/DINING ROOM

25'10" x 17'5" (7.89 x 5.32)



A fabulous open space with 3 windows to the front and a large window to the side and useful understairs cupboard. Dado and coving. Television and telephone points and wall lighting. Steps up to the kitchen and staircase and white painted part glazed door leads into:

KITCHEN

6'5" x 18'8" (1.98 x 5.70)



Fitted with a range of base and wall units in beech effect with

chunky chrome handles and laminate worktop over with ceramic tiled splashback. Includes 1.5 bowl stainless steel sink with mixer tap, integrated $\frac{3}{4}$ quarter size dishwasher, 4-ring gas hob with stainless steel and glass extractor fan over, integrated electric oven with microwave above and integrated fridge/freezer. Breakfast bar area and additional storage space and wall mounted gas boiler (installed 2016). Cream ceramic tiled floor, large window to the front, access into loft and dado rail. Hardwood door to the courtyard.

STAIRS AND LANDING

Attractive staircase and with dado rail. Opens up to the first floor landing with 2 Velux rooflights and part vaulted ceiling with exposed ceiling beams.

BEDROOM 1

13'10" x 10'6" (4.22 x 3.21)



Overlooking the front with 2 large windows. Exposed beams, access into the loft and television point.

BEDROOM 2

13'11" x 7'11" (4.25 x 2.42)



With attractive arched window and additional large window overlooking the front. Double doors give access to a large walk-in cupboard with shelving and hanging space. Burglar alarm control panel and television point.

BATHROOM

6'9" x 6'7" (2.06 x 2.03)



Bath, with chrome shower over, with folding screen in chrome frame. Wall mounted chrome ladder style radiator. White pedestal wash basin with chrome tap and low-level WC. Partly fitted with white ceramic tiles with patterned inserts and with white ceramic bathroom furniture. Wall mounted tilting mirror and additional bathroom fittings. Velux rooflight. Wall lighting. Vaulted ceiling with exposed beam. Vinyl tile effect floor covering.

EXTERNAL COURTYARD AREA



A wrought iron gate leads into an enclosed courtyard which serves 4 other properties and there is access into this property through both the front and rear doors (the rear door is accessed via 3 steps with black wrought iron railings). Space for bin storage.

PARKING

There are two exclusive spaces immediately in front of the property and a further two exclusive spaces in a parking area to the left of the main drive.

STORE

Included is a spacious brick built private store suitable for all manner of sports and leisure equipment with slate roof and secured with a substantial wood door.

STRAWBERRY HOW DEVELOPMENT

Included in each householders' ownership is shared use of the four acres of communal grounds, including large courtyard, gardens and woodland to the west.

DIRECTIONS

From the town centre proceed up Station Street and turn left into Lorton Street. Follow the road round, passing the cemetery and turn left into Strawberry How Road whereupon the development can be found on the right hand side. Turn into the development and the property is located on the corner of the first building on the right, accessed through the wrought iron gate into the courtyard.

COUNCIL TAX

We have been advised by Cumberland Council (0303 123 1702) 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.

*Please note these details have yet to be approved by the vendors.

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 Grisdale's, 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.

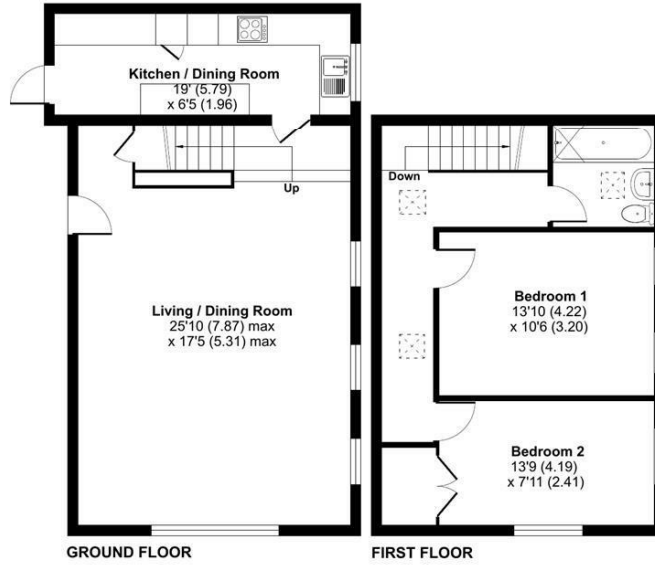
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

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

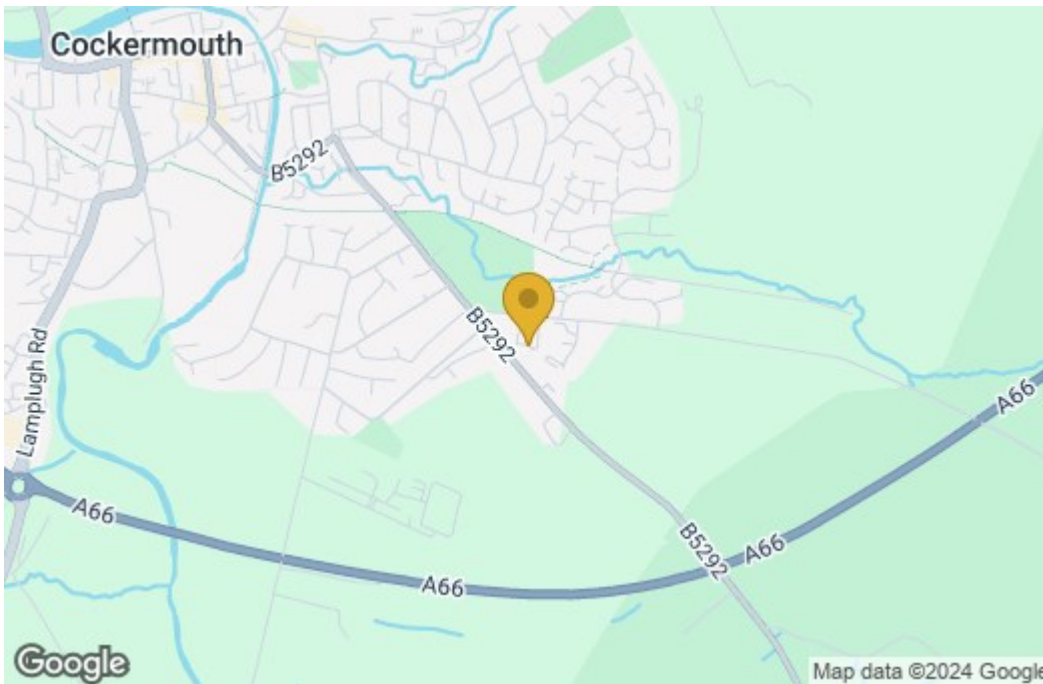
Strawberry How, Cockermouth, CA13

Approximate Area = 1039 sq ft / 96.5 sq m
For identification only - Not to scale

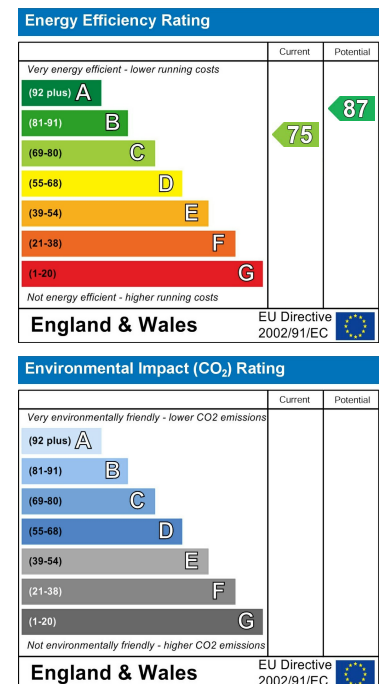


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©richecom 2024. Produced for Grisdales. REF: 1173570

Area Map



Energy Efficiency Graph



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