



# GRISDALES

PROPERTY SERVICES



## Paddle Beck House Hotchberry Road, Cockermouth, CA13 0RX

**£760,000**

Paddle Beck House is a most desirable five bedroomed Victorian detached residence which is positioned within 2 miles of Cockermouth with the most fabulous views of the Northern Lake District Fells from most rooms.

Standing in approximately 3/4 acre of gardens and grounds it affords the perfect opportunity to purchase a magnificent family home which is brimming with original features and is equally blessed with a homely ambience, warmth and character.

Internally the entrance hall provides a welcome embrace and gives way to two reception rooms plus a sun room and study (or bedroom 6) as well as a kitchen and utility room; there are five bedrooms at first floor level (one with an en-suite) and a family bathroom, as well as lower ground floor space which opens out onto the side garden.

The gardens offer a very tranquil place to be and have been beautifully tended over the years with formal and informal spaces, vegetable growing areas, a wild garden, herb garden and a former tennis court - not to mention an abundance of wildlife.

Amongst many of its attributes you'll find a double detached garage, ample parking and a detached two storey barn - perfect for development (subject to planning).

Helping you find your perfect new home...

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## THINGS YOU NEED TO KNOW

2 air source heat pumps provide central heating to the property  
Upvc sash windows.

20 Solar Panels with two batteries

The external walls of the three first floor bedrooms to the Eaglesfield Road have all been lined with insulated plasterboard.

There are some fabulous traditional features throughout, typical of the Victorian era, including deep skirting boards, dado rails, picture rails, coving and mouldings, ceiling roses etc

## ENTRANCE

The property is accessed via a composite door in green with gold ironmongery, and that leads to:

## ENTRANCE VESTIBULE

6'7" x 4'7" (2.03 x 1.41)



A beautiful entrance vestibule with patterned tiled floor and attractive part glazed door with coloured glazing to either side leads into:

## INNER HALLWAY

A welcoming hallway with wood effect flooring, stairs to the first floor and understairs cupboard with shelving.

## LOUNGE

16'8" plus bay x 14'0" (5.10 plus bay x 4.29)



A beautiful room with large bay window overlooking the front garden. Multi-fuel stove within fireplace on slate hearth with brick built fireplace and marble mantelpiece over. Large storage cupboard with shelving to the side. Telephone point and door into the kitchen. The lounge opens up to the sun room:

## SUN ROOM

17'5" x 15'6" (5.33 x 4.74)



A perfect place to sit and enjoy the sun, views and garden! Fitted with oak effect flooring, windows to three sides with oak window sills and exposed stonework with sandstone surrounds to one wall.

## LIVING ROOM 2

16'0" x 14'11" (4.88 x 4.56)



Currently used as a library. With multi-fuel stove on slate hearth with black and white marble mantelpiece over. Recessed shelving and cupboard below, bay window to the front.

## STUDY

13'10" x 10'7" (4.23 x 3.25)

Currently used as a bedroom and with an aspect to the side. With fireplace and tiled hearth and surround and black mantelpiece over. Cupboards either side, including drawers in natural wood with brass ironmongery. Stained wood panelling either side of the window.

## WET ROOM

9'6" x 4'1" (2.92 x 1.26)

Fitted with WC and wash basin with chrome mixer tap and wall mounted Triton shower and attachments with drainage to the centre. Chrome ladder style radiator and frosted window to the side.

## REAR LOBBY

With grey tiled floor and doors leading into the kitchen, utility room and store/plant room. External door to the side.

## KITCHEN

11'5" x 11'3" (3.50 x 3.45)



Fitted with a range of base and wall units in a natural wood effect with metal knobs/handles and grey laminate worktop over with matching upstand. Space for a double range style oven with glass splashback and black extractor fan canopy over, composite sink unit with mixer tap and plumbing for a dishwasher. Large double window overlooking the side and ample space for a dining table. Doors into the lounge and utility room. Grey tiled floor.

## UTILITY ROOM

12'2" x 9'11" (3.72 x 3.03)



Fitted with a range of base and wall units in cream with laminate worktop over and giving ample space for additional appliances including plumbing for a washing machine. Armitage Shanks sink unit with chrome mixer tap and ceiling mounted clothes airer, grey tiled floor. Two windows overlooking the side and door leading into the cellar/lower ground level

## STORE/PLANT ROOM

9'2" x 6'5" (2.81 x 1.96)

With window to the side (with metal bars) and fitted with the air source heat pump pipework/plumbing installation etc. Good range of shelving and tile effect vinyl floor covering.



## STAIRCASE



A beautiful staircase with a comfortable gradient incorporating brass stair rods, natural wood handrail and natural wood bannisters and spindles etc.

## FIRST FLOOR LANDING

Large landing area with window to the side and giving access to all bedrooms and bathrooms.

## BEDROOM ONE

15'1" x 14'11" (4.60 x 4.56)



Beautiful double bedroom to the front with fireplace and built-in cupboard to the side. Fabulous view over the garden and trees. Door leading into:

## EN SUITE

8'11" x 6'9" (2.73 x 2.06)



Fitted with wash basin with chrome mixer tap set into vanity unit with cupboards and drawers below and mirror and lighting and shelving above. Shower cubicle with base in chrome frame and wall mounted chrome shower and attachments, low level WC. Fitted mostly around sanitary fittings with white ceramic tiles with green dado tiling, spotlights, extractor fan, tiled floor and a sash window to the front taking in the view.

## BEDROOM TWO

15'1" x 13'10" (4.60 x 4.22)



A lovely room with a dual aspect - to the side and the front. Incorporating louvre fronted built-in cupboards and fireplace in cast iron with ceramic tiles and mantelpiece over. Telephone point.

## BEDROOM THREE

13'9" x 12'0" (4.20 x 3.68)



Double room to the side with built-in cupboard and fireplace with cream painted mantelpiece.

## BEDROOM FOUR

14'1" x 12'8" (4.30 x 3.88)



A double room to the side with a lovely aspect. White painted fireplace and two cupboards.

## BEDROOM FIVE

12'2" x 9'9" (3.73 x 2.98)



With feature fireplace painted in cream, cupboard with shelving and hanging space and an aspect to the side. Double room.

## FAMILY BATHROOM

8'11" x 6'7" (2.72 x 2.02)

With shower cubicle in chrome frame and wall mounted Mira Sports shower and attachments. Free standing bath and pedestal wash basin with chrome taps. Fitted throughout with white ceramic tiles with blue dado tiling, extractor fan, grey ceramic tiled floor and view to the rear of the property.

## WASHROOM

5'1" x 3'2" (1.55 x 0.99)

Separate washroom with low level WC, small pedestal wash basin with tiled ceramic splashback. Spotlight, grey tiled floor and frosted window to the rear.

## LOWER GROUND FLOOR/GAMES ROOM

13'4" x 13'0" minimum (4.07 x 3.97 minimum)



Accessed via steps from the utility room. this opens up to a practical area with concrete floor and French doors to the side patio. It includes a shower, w.c. with wash basin and sauna (not used)



## DRIVEWAY

A gate leads to a tarmacked driveway with ample parking for several vehicles along with access to a double garage.

## DOUBLE GARAGE

21'10" x 18'10" (6.68 x 5.76)



A large detached garage with slate roof and accessed via an electric roller door. Fitted with shelving and pedestrian door to the side. Power and water.

## FRONT GARDEN



Words cannot do this justice!

Follow the grassy path and it opens up to the most beautiful and very secluded private garden. There are informal yet shaped lawns with colourful herbaceous borders where there's a superb selection of plants, shrubs and flowers as well as mature trees. The grassy paths lead round to a gravelled area where you'll can sit and enjoy the peace and quiet by the garden pond. There's an informal orchard, an abundance of interesting and very thoughtfully planted borders as well as a "cherry plum" tree.

There are smashing views from the garden and some super wildlife including hares and stoats.

## SIDE GARDEN



A side garden, known as the Gravel Garden, can be accessed either from the driveway or French doors from the lower level. A path with slate chippings leads through the garden which again is planted with some beautiful flowers and shrubs and

includes an extensive and well established herb garden within a rockery/tiered stone built area, vegetable growing areas, fruit trees etc

## REAR COURTYARD AREA



There is a right of way to the rear courtyard area over the church path and through a gate. A good sized area providing additional parking and includes access to the detached barn (see below) and two air source heat pumps. Pedestrian gate to the front of the house.

## THE BARN

24'8" x 15'7" approximately (7.53 x 4.75 approximately )



Detached barn with two rooms and space above (accessed via a ladder) and a further store to the side and wood store. Slate roof, stone floors and brick and stone walls.



## FORMER TENNIS COURT



An enclosed former tennis court currently used as a wild and vegetable garden with polytunnel. Raised vegetable areas and lovely view towards Paddle School and the countryside in the distance.

## OUTLOOK FROM THE FRONT



Over the garden and treetops towards countryside with the Lake District fells in the distance.

## OUTLOOK FROM THE SIDE



Over fields to the countryside in the distance with glimpses of the Lamplugh fells.

## DIRECTIONS



From Cockermouth take the A5086 in a southerly direction. At Paddle School turn right signed to Eaglesfield and the property is the first property on the right hand side, approximately 200 yards from the junction.

## 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. Gridsdales 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**

Gridsdales 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 Gridsdales 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.

## **COUNCIL TAX**

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

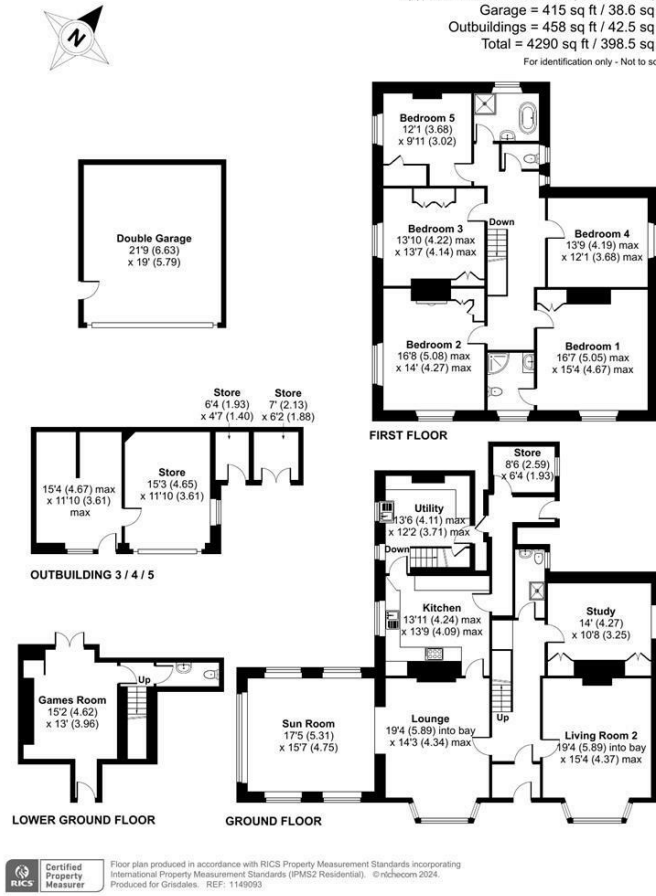


## Floor Plan

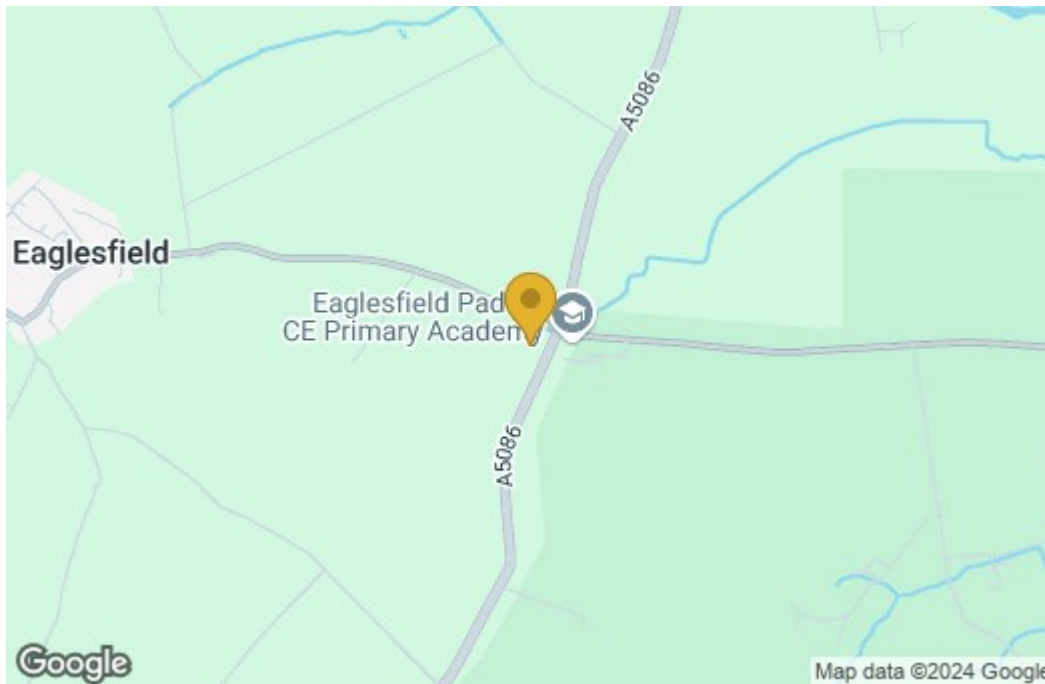
### Paddle Beck House, Cockermouth, CA13

Approximate Area = 3417 sq ft / 317.4 sq m  
 Garage = 415 sq ft / 38.6 sq m  
 Outbuildings = 458 sq ft / 42.5 sq m  
 Total = 4290 sq ft / 398.5 sq m

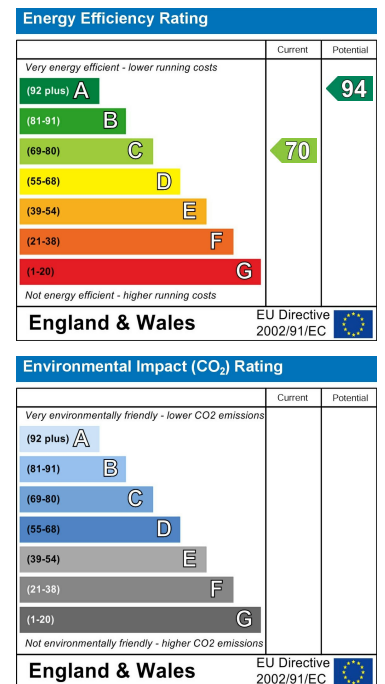
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## Area Map



## 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.