



# GRISDALES

PROPERTY SERVICES



## Crosby, Maryport, CA15 6SH

**£360,000**

THIS GORGEOUS HOME IN THE COASTAL VILLAGE OF CROSBY IS AN ABSOLUTE TREASURE...WITH BEAUTIFULLY PRESENTED ACCOMMODATION WITH GENEROUS AND FLEXIBLE LIVING AND BEDROOM SPACES, IT'S EXTENSIVE WRAPAROUND GARDENS ARE STUNNING, THEY REALLY HAVE TO BE SEEN ! IDYLIC SPACES FILLED WITH A HUGE VARIETY OF TREES, SHRUBS AND FLOWERS, AND LAWNS AND PATIOS TO SIT AND ABSORB THE PEACEFUL SURROUNDINGS, THERE'S EVEN A SAUNA...THIS IS MAGICAL !

The property itself is the perfect home for a couple or family, both children and adults will delight in the outside space, while the very spacious interiors combine traditional and modern, offering three / four bedrooms, two / three reception rooms and two shower rooms. The icing on the cake is the super spacious sitting room with vaulted ceiling which opens on to the stylish verandah, plus there is a comfortable kitchen/living / dining room, dining room and large study/bedroom four.

Combined with the fabulous gardens and also having garaging and a good driveway this is a very special home !!!

Helping you find your perfect new home...

[www.grisdales.co.uk](http://www.grisdales.co.uk)

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## THINGS YOU NEED TO KNOW

Gas central heating - The boiler has a warranty until May 2026. It has been serviced 20th August 2024.  
Double glazing

## ABOUT THE PROPERTY

The drive to the property is owned by the vendor and flows into an attractive driveway area with garaging.

The property has been owned by the current owner for 24 years and has been extremely well maintained in this time. It occupies a fabulous position in the village, close to the centre and tucked away with stunning gardens.

## ENTRANCE HALL

Accessed via a half-glazed composite front entrance door. Staircase to first floor. Radiator. Under stair cupboard with light and incorporating a further cupboard with louvred doors. Doors off to study and kitchen/living dining room.

## KITCHEN/LIVING DINING ROOM

21'3 x 13'4 (6.48m x 4.06m)

### Kitchen Area



Comprising a range of light wood effect base and wall units with chrome handles. Wood effect worktops and tile splashback. Integrated Bosch electric oven with separate 4-ring electric hob. Two windows overlooking the patio area. Stainless steel 1 1/2 sink and drainer. Tiled floor. Radiator.

### Living Area



With window overlooking garden. Attractive cast iron gas log effect burner in brick fireplace. Tiled floor.

## Dining Area



With excellent dining space, this room as a whole is a fantastic family room.

## DINING ROOM

14'3 x 12'10 (4.34m x 3.91m)



Large and sociable room with Window to Side Aspect, radiator, coving and ceiling rose, double multi glazed doors to Sitting Room

## SITTING ROOM

21'4 x 19'3 (6.50m x 5.87m)



A beautiful and substantial family room with vaulted, beamed ceiling. 3 windows allowing lots of natural light and French doors onto the veranda. Wood fireplace with shelving and gas fire with black surround on a marble hearth. two radiators.

## REAR HALL/UTILITY AREA

With door to side aspect. Plumbing for washing machine and dishwasher. Work top space. Tiled flooring. Door to shower room.

## SHOWER ROOM



Comprising shower cubicle with electric Mira Zest shower; wash hand basin integrated into double high gloss cupboard with chrome handles; low level WC. Chrome ladder radiator. Tiled floor.

## STUDY/RECEPTION/ BEDROOM 4

13'8 x 11'7 (4.17m x 3.53m)



With dual aspect windows. Original cast iron fireplace. Radiator.

## FIRST FLOOR LANDING

With window overlooking garden.

## INNER HALLWAY

With doors off to master bedroom and bathroom.

## MASTER BEDROOM

19'7 x 11'9 (5.97m x 3.58m)



With dual aspect windows and comprising a range of light wood effect fitted wardrobes with some mirrored doors and pelmet lighting. Light wood effect dressing table area with chrome handles. Radiator.

## SHOWER ROOM



With window to rear aspect. Fully tiled and comprising large walk-in shower enclosure with integrated seat and chrome waterfall head; wash hand basin with integrated high gloss double cupboard, and WC with cistern. Cupboard with louvre doors and housing boiler. Tiled floor. Marble effect ceiling.

## BEDROOM 2

13'4 x 11'0 (4.06m x 3.35m)



Window to front aspect and comprising an extensive range of black high gloss wardrobes and further bedroom furniture including shelving to bedsides, bedside cabinets, dressing table area, tv unit and overhead cupboards. Radiator.



## BEDROOM 3

13'5 x 11'10 (4.09m x 3.61m)



With window to side aspect. Radiator.

## EXTERNAL



## Side Garden with Garage and Driveway

The driveway and garage are reached on the drive from the main lane heading down to Crosscanonby. This area is very private. The raised veranda is a wonderful addition to the property with steps and balustrades. Planted borders to two sides. Further patio area and stone built building housing SAUNA and further plumbing. Gate to side garden.

## Front Garden



This stunning area has been cultivated to offer an idyllic place to potter or just relax and enjoy the beautifully and meticulously planned lawns and beds. Entered via a pergola and with an amazing array of trees, including fruit trees, shrubs, flowerbeds with secret paths and a greenhouse.

## Side Garden



To the other side of the property is a gate and further lawns and borders with pretty centrepieces.

## DIRECTIONS

From Maryport take the A596 through Birkby and into Crosby. Proceed along the main road into Crosby and take the left turn signposted Crosscanonby and you will see a sign a short way down signposted The Old School House and this is where the drive begins.

## 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 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.

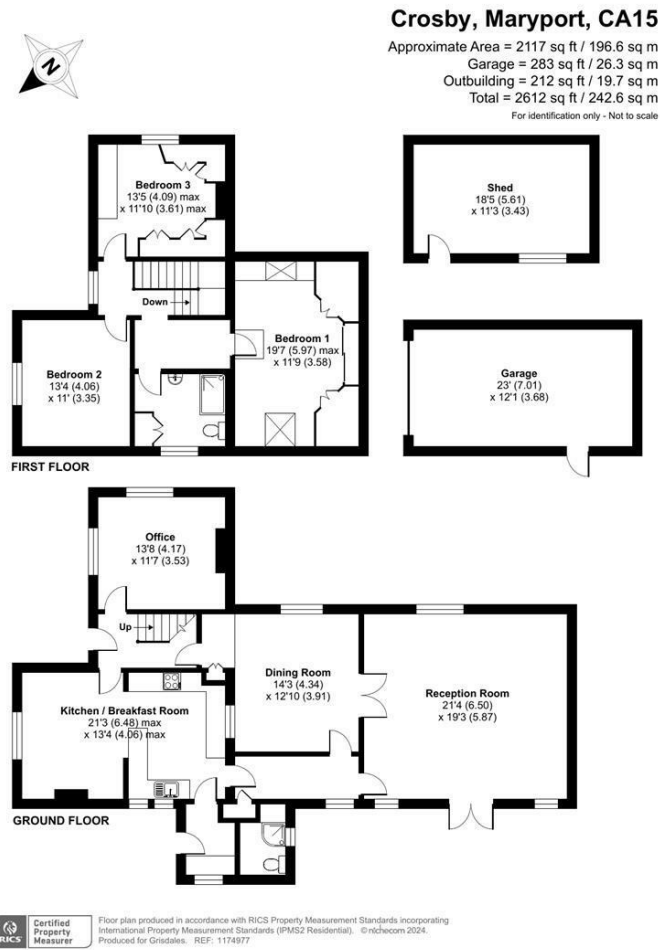
## **MORTGAGE ADVICE**

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.

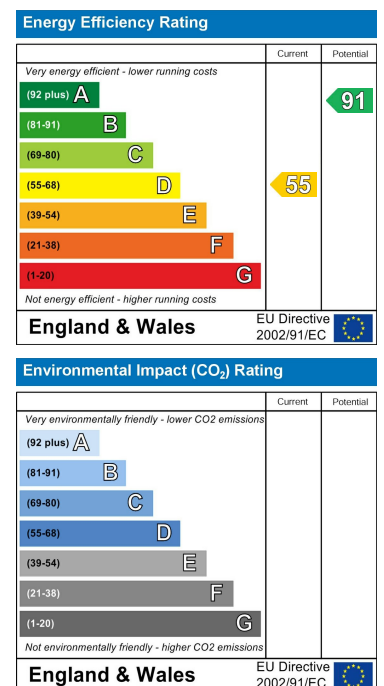
## Floor Plan



## 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.