



# GRISDALES

PROPERTY SERVICES



## King Street, Aspatria, CA7 3AH

**£450,000**

This outstanding family home is something very special! A fabulous barn conversion which has been thoughtfully and meticulously renovated by the present owners and now offers a substantial family home within an extensive plot, with stunning gardens and a sweeping driveway and double garage...Located close to the town centre and yet protected by the copse of mature trees, it feels like a haven...

The living and bedroom space, definitely shout out for a family to be enjoying its immense rooms and outdoor areas. With three beautiful reception rooms, the main one having a log burner, a generous and well fitted kitchen, ground floor bathroom and separate utility room. There is an incredibly large landing which would be ideal for a reading/ relaxing area, and this leads off to four excellent double bedrooms and a second bathroom. With gorgeous gardens to front and rear with mature trees, shrubs, flowering borders of wild and cultivated plants, patio and many sandstone features. Double garage /workshop finish this superb property off beautifully...

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

NO ONWARD CHAIN

Oil central heating (except bedroom 4 which has electric heating)

Double glazing

To the ground floor rooms there are pine doors throughout with black ironmongery, some of which are stable type doors.

Walls have been finished in tasteful hues with Farrow & Ball paints

## ENTRANCE

The property is accessed via a uPVC door with frosted glazing panels and frosted panels either side. Leads into:

## ENTRANCE HALL

With telephone point. Under stairs cupboard. Stairs to the first floor. Coving. Doors leading into the lounge, dining room and:

## DINING ROOM

16'10" x 12'1" (5.14 x 3.69)



With wood effect laminate floor. Coving and ceiling rose. Patio door to the rear with clear glazing panels either side. Small window seats. A pine door leads into the kitchen and further door leads into:

## FAMILY ROOM

16'5" x 13'10" (5.02 x 4.22)



With large window overlooking the rear garden. Coving.

## KITCHEN

12'10" x 12'1" (3.92 x 3.69)



Fitted with a range of base and wall units in wood effect with brush brass handles and laminate work top over with cream ceramic tiled splashback. Includes space for electric cooker. 1 1/2 bowl ceramic sink unit with brass mixer tap. Wood effect vinyl floor covering. Wall mounted oak shelving. Large window overlooking the rear. Stable door leading into the lounge and the rear lobby.

FREESTANDING MATCHING OAK UNITS IN KITCHEN WILL BE LEFT (APART FROM SMALL OAK ISLAND)

## LOUNGE

16'4" x 13'8" (4.99 x 4.17)



With wood burning stove on raised granite hearth with tiled surround and handmade mantelpiece over, made from sleepers. 2 windows overlooking the front garden. Coving. Telephone point. Stable doors lead back to the kitchen and hallway.

## REAR LOBBY

6'5" x 5'11" (1.97 x 1.82)

Stable door into the utility room. UPVC door to the rear and door into the garage. Access into the loft. Wood effect vinyl floor covering.

### UTILITY ROOM

11'4" x 6'3" (3.46 x 1.92)



Fitted with a range of base units with laminate worktop over and coloured splashback. Additional wall mounted open shelving. Includes plumbing floor washing machine and space floor and additional appliance. Stainless steel sink. Tiled window surround with a view to the rear garden. Wall mounted coat hooks.

### GROUND FLOOR BATHROOM

8'4" x 5'10" (2.56 x 1.79)



Fitted with bath with two chrome taps and wall mounted chrome shower with attachments over, with screen in chrome frame and dark stained bath panel. Pedestal wash basin with two chrome taps. Low-level WC. Fitted around sanitary fittings with ceramic tiles. Extractor fan. Coving. Frosted window to the front. Patterned vinyl floor covering.

### STAIRS AND FIRST FLOOR LANDING

33'6" x 6'10" (min) (10.22 x 2.09 (min))



Stairs lead up to a large landing area with two windows overlooking the front. Miniature oval feature window. Exposed beams and doors leading into 4 bedrooms and bathroom.

### BEDROOM 1

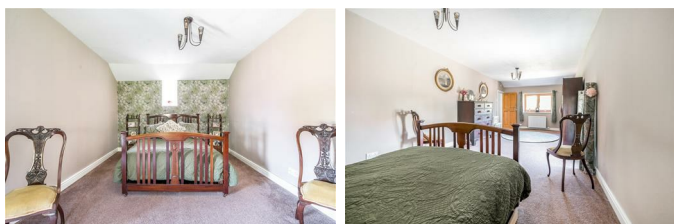
17'2" x 17'2" (5.24 x 5.24)



With vaulted ceiling and exposed timber beams. Window overlooking the front. Additional Velux rooflight. Electric heaters. Television point. Opening into: Dressing Room Area - 2.05m x 1.80m

### BEDROOM 2

25'9" x 10'3" (7.85 x 3.14)



With windows to the side and front and owl feature window to the rear. A lovely spacious double bedroom with provision to create an en-suite.

## BATHROOM

11'5" x 9'0" (3.49 x 2.75)



With vaulted ceiling and Velux roof light. Additional oval window with deep window sill to the rear. Access into the loft. Fitted with shower in cubicle, with curved sliding door and chrome frame, and wall mounted chrome shower with attachments. Waterproof panelling. White bath. Low-level WC. Pedestal wash basin with chrome mixer tap. Wood effect vinyl flooring. Chrome ladder style radiator. Ample space for additional furniture.

## BEDROOM 3

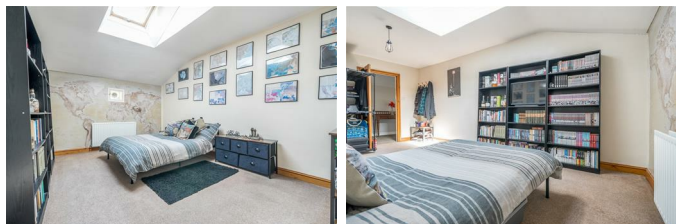
18'8" x 12'11" (5.70 x 3.94)



A spacious double bedroom with owl feature window and Velux rooflight.

## BEDROOM 4

18'9" x 10'7" (5.73 x 3.23)



A spacious double bedroom with Velux rooflight and owl feature window.

## ACCESS AND PARKING



The gates from the shared drive at the top leads to the private driveway of Balwinnam. Leads down to the parking area with gravel and parking for several vehicles.

## BOILER ROOM

10'2" x 9'6" (3.10 x 2.92)

Adjacent to the oil tank to the side of the property is a store housing cylinder tank and oil central heating boiler. Frosted window to the rear. Meters

## FRONT GARDEN



Stone steps lead up to a large lawned area with well-established shrub and floral borders and additional lower terrace area which has been planted with approximately 400 flowering plants. Lovely stone and sandstone features throughout. To the side of the property there is ample space for a shed. Wheelie bin storage is at the top of the garden.

## **GARAGE**

18'0" x 17'10" (5.50 x 5.46)



Sandstone floor. Arched double wooden doors. 2 frosted windows either side. Electricity. Fitted with a good range of shelving. This could be used for storage, as a garage or could be converted into the main house.

## **REAR GARDEN**



A large and very private rear garden with a large area of shillies and steps that lead down to a lawn area. Some lovely sandstone features including walls, borders and steps. Greenhouse and vegetable growing area. Large built-in BBQ table with 4 benches and large square table with barbecue to the centre. Outside tap.

## **DIRECTIONS**

The property is best approached via proceeding along King Street in Aspatria and upon reaching the Church, our property can be found almost opposite sharing a shared initial drive with Dresden House and then its own drive is approached via a wooden five bar gate.

## **COUNCIL TAX**

We have been advised by Cumberland Council (0303 123 1702) that this property is placed in Tax Band D.

## **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.

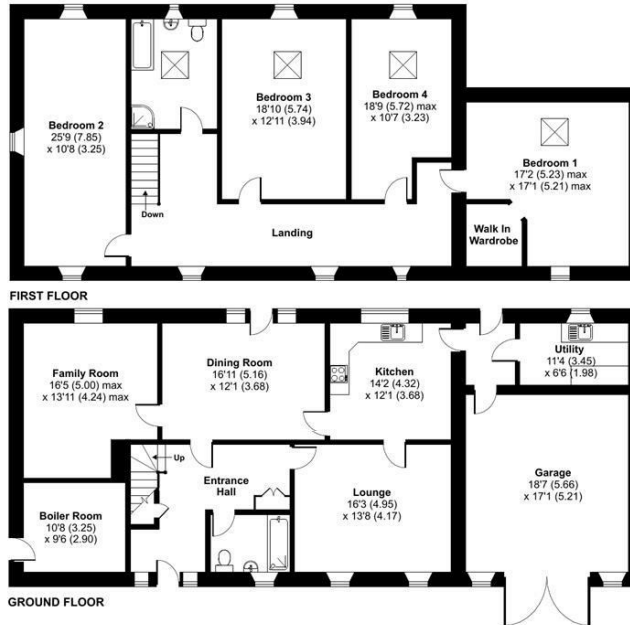
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

# King Street, Aspatria, CA7 3AH

## Floor Plan

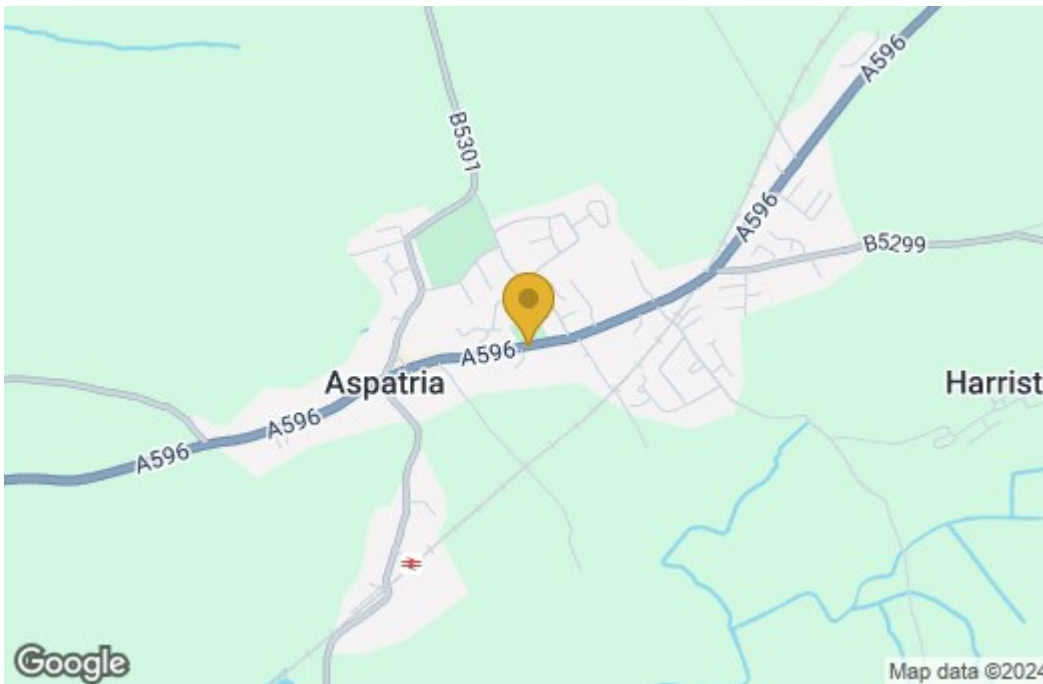
### King Street, Aspatria, Wigton, CA7

Approximate Area = 2635 sq ft / 244.7 sq m  
 Garage = 311 sq ft / 28.8 sq m  
 Outbuilding = 99 sq ft / 9.1 sq m  
 Total = 3045 sq ft / 282.8 sq m  
 For identification only - Not to scale

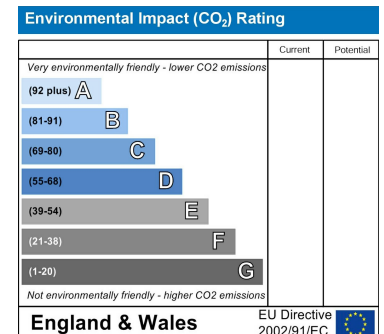
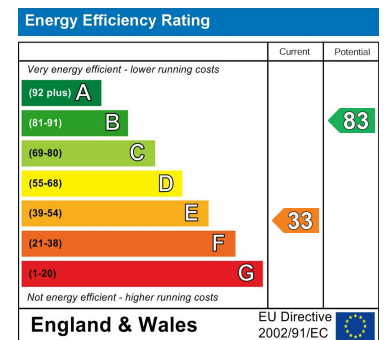


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Gridsales. REF: 1179163

## Area Map



## Energy Efficiency Graph



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