



# GRISDALES

PROPERTY SERVICES



## Plot 3 The Millfields, Lamplugh, Workington, CA14 4SW

**£545,000**

Plot 3 THE MILLFIELDS LAMPLUGH

Plot 3 is one of a pair of completely individual semi-detached houses, designed specially for this development. Standing in an elevated and commanding setting with attractive views opening up towards the fells, the property offers spacious and distinctive accommodation. The lifestyle focus of the property is the superb open plan day time living space with distinctive kitchen, dining and sitting / leisure space, incorporating double french doors leading out to the terrace and garden. A spacious lounge and useful 'work from home' office/study offer more private areas for chilling out.....or working! Completing the accommodation is a useful utility, an entrance vestibule to help with those wet weather days before entering the hall.....and an interestingly decorated fully fitted cloakroom!

Upstairs, there are four bedrooms, the master bedroom including a stylish en-suite and family bathroom. To the front, there is a large paved driveway and garage with an open sided shelter for bins etc.

Helping you find your perfect new home...

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

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## LAMPLUGH VILLAGE

Located in West Cumbria, Lamplugh combines rural lifestyle with all the requirements of modern living.

Within easy striking distance is the picturesque Gem town of Cockermouth where you will find an abundance of both local and High Street shops, numerous restaurants and bars, and the local Sainsburys supermarket. Lamplugh is also within a short drive of the larger employment towns of Whitehaven and Workington which include a wide selection of shops and services.

The Lake District villages of Loweswater, home of the renowned Kirkstile pub, is only 4 miles away and Ennerdale valley just 3 miles away.

Lamplugh has its own primary school, and the local towns of Cockermouth and Keswick provide excellent secondary schooling.

The M6 is an easily accessible 40 minute drive, which then provides direct access to all major cities, train stations and airports.

## THE MILLFIELDS, LAMPLUGH

The Millfields is beautifully landscaped and has been designed to complement the surrounding natural beauty.

An abundance of greenery, natural slate and stone walling and planting of specimen trees and hedges are present throughout the development.

Every aspect of each one of these beautiful new homes has been carefully considered and they have been designed to blend harmoniously with the adjacent Lake District National Park.

A mixture of natural stone and rendered elevations sit under reclaimed Welsh slate roofs. Delicately crafted Green Oak is used to make porches, car ports and garden detailing. Extensive landscaping to each garden, communal spaces and the village green, ensures these homes blend effortlessly with their surroundings.

## PLOT 3 THE MILLFIELDS LAMPLUGH - ACCOMMODATION

The accommodation includes:

### GROUND FLOOR

HALL

FITTED CLOAKROOM

LOUNGE - 4.78m x 3.72m / 15'8" x 12'2"

STUDY / OFFICE - 3.48m x 3.04m / 11'5" x 10'0"

OPEN PLAN FAMILY ROOM & KITCHEN - 7.88m x 7.06m /

25'10" x 19'10" (both max measurements)

UTILITY - 2'17m x 1.81m / 7'1" x 6'0"

### FIRST FLOOR

MASTER BEDROOM - 3.73m x 3.54m / 12'2" x 11'7"

EN-SUITE - 2.49m x 1.79m / 8'0" x 5'10"

BEDROOM 2 - 3.49m x 3.10m / 11'5" x 10'2"

BEDROOM 3 - 4.18m x 2.61m / 13'8" x 8'6"

BEDROOM 4 - 3'79m x 2.69m / 12'5" x 8'9"

FAMILY BATHROOM - 2.45m x 1.79m / 8'0" x 5'10"

GARAGE - 6.10m x 3.50m / 20'0" x 11'5"

LANDSCAPED GARDENS - Beautifully landscaped to complement the plot

## ESTATE CHARGES

Maintenance of communal areas, the private drainage treatment plant, and communal landscaped areas is the responsibility of the Maintenance Company. The Company will be owned by the property owners - each will receive 1 share. The Company and it's responsibilities will be professionally handled by a firm specialising in new home development management. The Estate Charge arising will be approximately £600.00 per annum per property.

## AGENT'S NOTES

Please note that all information and measurements have been taken from the design plans and prepared by John Swift Homes Ltd and therefore may be subject to variation within the construction process. Photographs and graphics used in the sales brochures may include computer generated images but are representative of John Swift Homes products. The sales brochure does not constitute a contract, part of a contract, or warranty.

## DIRECTIONS

The property is best approached from Cockermouth via the A5086. Shortly after passing signs to Dean, Mockerkin, and Ullock, turn left, signposted Lamplugh Church. Continue for about a mile and the development is situated on your left hand side.

## 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.

## **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.

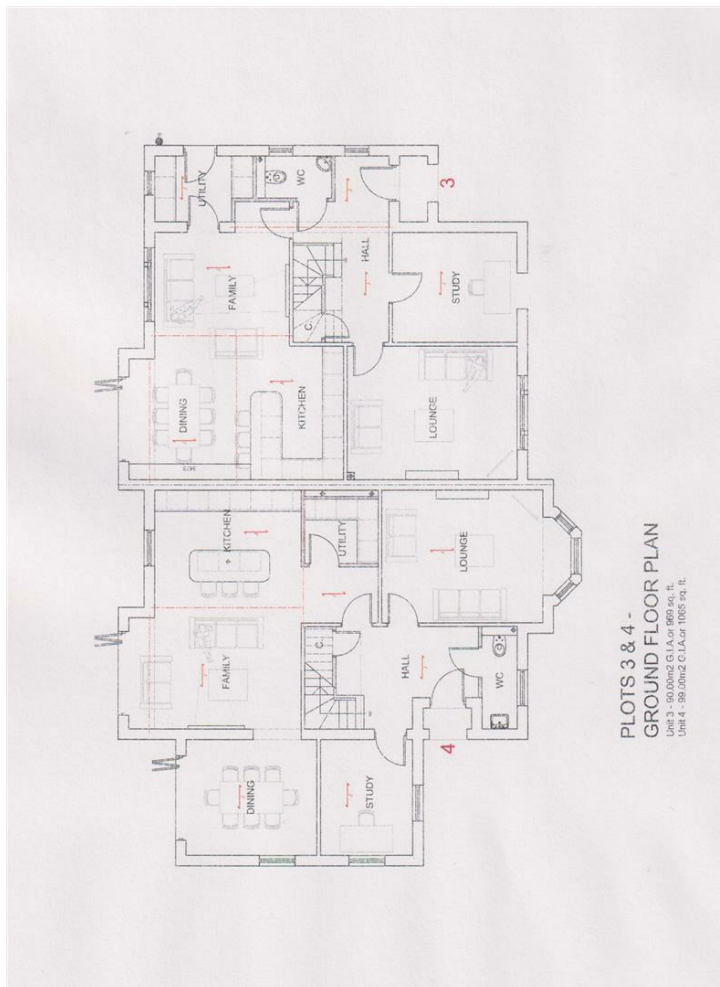
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

## **LETTINGS AND MANAGEMENT**

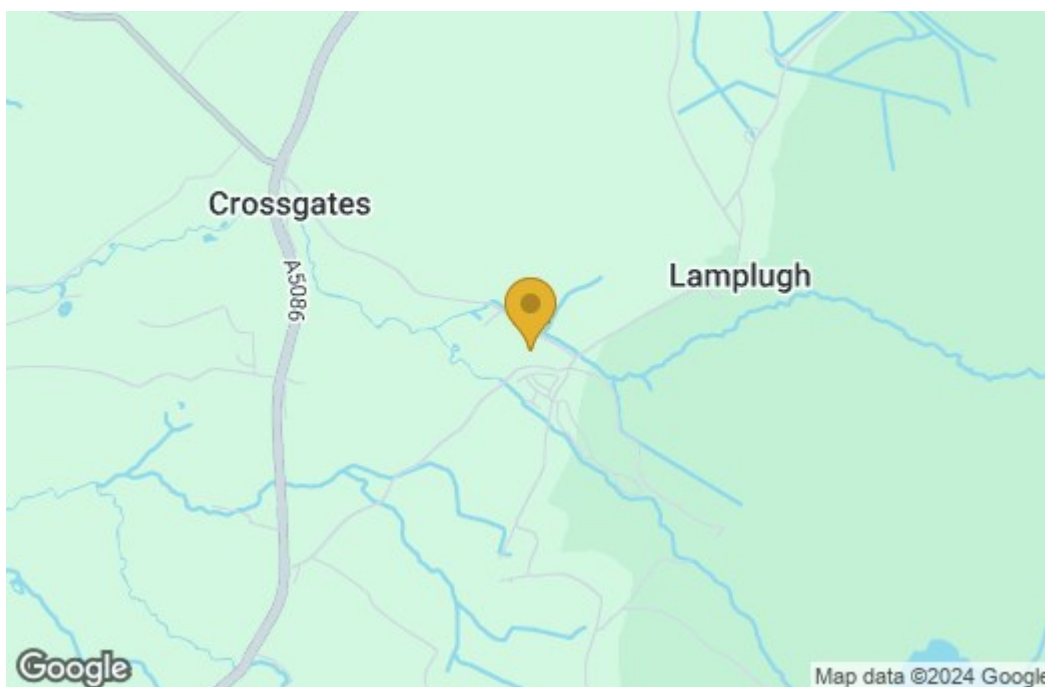
If you are interested in property as an investment, we can help you every step of the way from Buy to Let advice to effective property letting and management



## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.