



# GRISDALES

PROPERTY SERVICES



## Birch Garth, Maryport, CA15 6RD

**£450,000**

Welcome to Birch Garth, Crosby, Maryport - a stunning detached house that offers the perfect blend of modern living and traditional charm. With five bedrooms and five bathrooms this is the ideal family home where there is plenty of space for everyone.

One of the highlights of this property is the open plan living area, creating a bright and airy space that is perfect for both everyday living and special occasions. The self-contained annex provides additional flexibility, whether it be for guests, a home office, or even as a rental opportunity.

Outside, the huge drive offers ample parking for multiple vehicles, making it convenient for you and your guests. Alongside the private garden with gorgeous garden room, the garage and workshop provide extra storage and workspace, catering to all your needs.

Don't miss out on the opportunity to make this house your home. Contact us today on 01900 829977 to arrange a viewing and experience the beauty and comfort that Birch Garth has to offer.

Helping you find your perfect new home...

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

The property benefits from Main Gas and electric, mains water and drainage.

There are solar panels fitted at the property,

## ENTRANCE

Is via UPVC door (wheelchair accessible) into:

## HALLWAY



Grand entrance hall with tiled flooring., stairs to first floor, Radiator. Doors leading to:

## OFFICE

9'8" x 9'6" (2.95 x 2.90)



Front aspect double glazed window. Radiator.

## CLOAKROOM

With WC and wash hand basin. Radiator. Solar panel monitoring unit.

## UTILITY ROOM

9'8"b x 9'4" (2.97b x 2.87)



Rear aspect double glazed window. Sink and drainer unit. Plumbing for washing machine. Tiled flooring. Cupboard housing Worcester wall mounted boiler. UPVC part glazed door to rear external.

## KITCHEN/DINER

23'9" x 13'6" (7.26 x 4.14)



With a range of wooden wall and base units with complementary black granite work surfaces. Integrated dishwasher. Gas hob with chrome extractor fan above. Integrated oven and microwave. Large island breakfast bar seating area. Tiled flooring throughout. Patio doors leading to side external from dining space. Open doorway leading to living room. 2 side aspect double glazed windows. Radiator. Modern fitted wood burner. Tiled flooring. Doorway leading to:

## LOUNGE

18'4" x 13'6" (5.61 x 4.14)



Large open space with modern fitted wood burner providing heat to both lounge and dining area. Two double glazed windows. Radiator. Neutral tiled flooring. Glass panelled double doors leading to:

## SUNROOM

12'7" x 12'2" (3.84 x 3.71)



Tiled flooring. Radiator. 2 Velux windows.

## ANNEX

The annex can be accessed via door from main house kitchen diner and also has separate access from the rear of the property, making the annex self-contained.

## ANNEX LIVING ROOM

13'3" x 10'5" (4.04 x 3.18)



A light and airy space with 3 double glazed windows. Radiator

## ANNEX KITCHEN

9'4" x 6'9" (2.87 x 2.06)



With a range of white gloss units with integrated electric hob and fridge. UPVC ceiling panels. Radiator.

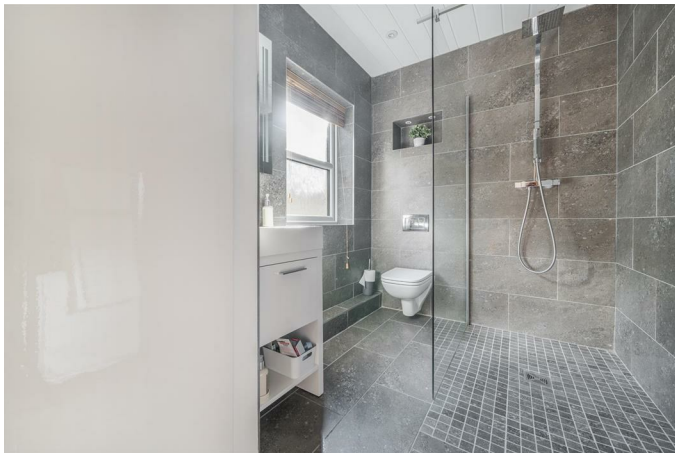
**ANNEX BEDROOM/BEDROOM 4**

13'3" x 10'5" (4.04 x 3.18)



Ground floor bedroom with double glazed window with garden view. Double in size. Radiator. Laminate flooring.

**ANNEX EN SUITE SHOWER ROOM**



3-piece suite comprising of walk-in shower, WC and wash hand basin. Grey tiling. Chrome ladder style radiator.

**FIRST FLOOR LANDING**

Front aspect double glazed window. Storage cupboard. Loft hatch with fitted ladder.

**BEDROOM 1**

13'6" x 13'5" (4.14 x 4.09)



Double glazed window. Double in size. Radiator. Brown fitted wooden wardrobes. Solid engineered oak floor. Door leading to:

**BEDROOM 2**

14'0" x 10'4" (4.27 x 3.15)



Double glazed window. Radiator. Double in size. Solid engineered oak floor. Brown wooden fitted wardrobes. Door leading to:

### BEDROOM 3

13'6" x 10'2" (4.14 x 3.12)



Double glazed window. Radiator. Double in size. Brown fitted wooden wardrobes. Solid engineered oak floor. Door leading to:

### BEDROOM 5

11'10" x 9'8" (3.63 x 2.95)



Double glazed window. Radiator. Double in size. Solid engineered oak floor. Brown fitted wooden wardrobes. Door leading to:

### EACH BEDROOM HAS EN SUITE



### WORKSHOP

25'1" x 13'3" (7.65 x 4.06)

Large in size. 2-storey. 2 Velux windows. Side window.

### FRONT EXTERNAL



Large driveway providing parking for approximately 8 vehicles.

Wood store.

### REAR EXTERNAL



Lawn area alongside block paving.

### GARDEN ROOM



Power fitted. Laminate flooring. UPVC glazed doors for access.

### DIRECTIONS

### COUNCIL TAX

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

## 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 Grisdals, 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. Grisdals 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

Grisdals 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 Grisdals 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

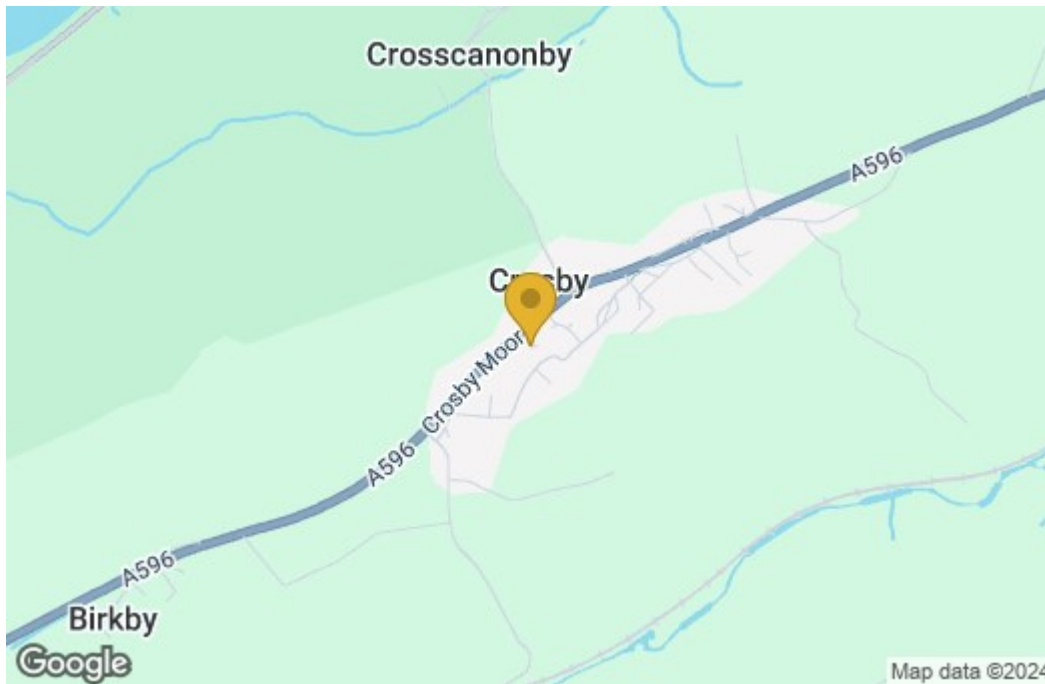
### Garth House, Birch Garth, Crosby, Maryport, CA15

Approximate Area = 2599 sq ft / 241.4 sq m  
 Annexe = 691 sq ft / 64.1 sq m  
 Outbuilding = 78 sq ft / 7.2 sq m  
 Total = 3368 sq ft / 312.7 sq m  
 For identification only - Not to scale

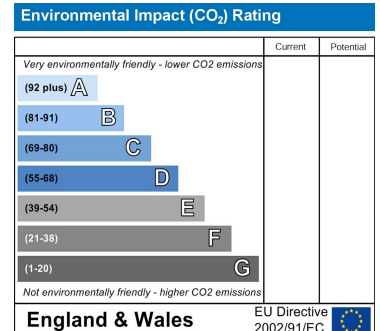
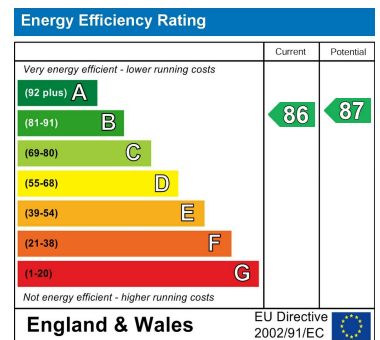


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nóchroom 2024. Produced for Gridsales. REF: 1201435

## Area Map



## Energy Efficiency Graph



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