



## The Old Vicarage Dearham, Maryport, CA15 7HX

**£425,000**

The Old Vicarage is an imposing Georgian home offering everything you would expect from a property of this era, including a wealth of traditional features such as cornices, mouldings, ceiling roses etc. The accommodation is beautifully balanced and proportioned and is centred around a welcoming hallway and includes three reception rooms and a beautifully fitted kitchen with Aga. On the first floor there are four double bedrooms and a four piece family bathroom and on the second floor a further bedroom and storage room. The property stands in its own private grounds which include ample parking along with a single garage and the gardens are informal with a mix of lawn, mature trees and shrubs etc.

It is perfectly located on the edge of Dearham, a popular and sought after village with an abundance of facilities including a primary school, church, shops, take aways, pubs/restaurants and an infamous pie shop! It's close by to the coast for those beach walks and the Lake District National Park is within easy reach.



## THINGS YOU NEED TO KNOW

Gas central heating (boiler installed february 2024)

A mix of UPVC double glazing and single glazed sash windows

## ENTRANCE

The property is accessed via a hardwood door with brass ironmongery. Leads into:

## ENTRANCE VESTIBULE

6'5" x 5'4" (1.98 x 1.64)

With tiled floor. Entrance door with glazing panel above. Velux rooflight. Attractive internal door with stained glass with frosted panel above leads into inner hallway. Door into cloakroom.

## CLOAKROOM

5'4" x 4'9" (1.64 x 1.45)



With Savoy pedestal wash basin with gold taps. WC with high cistern and gold fittings. Tiled floor. Frosted single glazed window to the side.

## INNER HALL



A beautiful, imposing hallway with cornices and mouldings, ceiling roses and dado rail. Stairs to the first floor and fireplace in dark surround and slate hearth.

## DRAWING ROOM

16'7" x 13'3" (minimum) (5.08 x 4.05 (minimum))



A beautiful drawing room with ceiling rose and coving, large bay window to the front and two side windows. Fireplace with dark stained mantelpiece, tiled hearth and cream tiled surround. Television point.

## RECEPTION ROOM 2

16'2" x 12'9" (minimum) (4.95 x 3.91 (minimum))

With lovely bay window and sash window to the side, ceiling rose and coving. Fireplace with dark stained mantelpiece, tiled hearth and cream tiled surround. Television and telephone points.

## DINING ROOM

15'3" x 12'11" (minimum plus large bay) (4.67 x 3.94 (minimum plus large bay))



With double doors into the garden. Dark stained mantelpiece, stone hearth and cream tiled surround. Dark stained picture rail, 2 exposed beams and coving. Window to the side.



## KITCHEN

18'3" x 12'2" (5.58 x 3.72)



Fitted with a comprehensive range of base and wall units in natural oak with brushed metal knobs with cream and blue ceramic tiled work top over and matching splash back and incorporating plate rack, drawers etc. Includes Belfast sink with mixer tap. Cream gas fired Aga, integrated dishwasher, integrated fridge. Useful understairs cupboard along with cream tiled floor, spotlighting and ample space for a dining table. 3 windows to the rear of the property and window to the side. Glazed door leading into:

## REAR LOBBY

With cream tiled floor and coat hooks. Hardwood door to the rear. Door leading into:

## UTILITY ROOM

10'2" x 5'10" (3.11 x 1.79)



Fitted with a range of base and wall units in cream, with wood effect laminate work top over. Includes integrated electric oven, 4-ring gas hob over and extractor fan, white ceramic sink with chrome mixer tap. Cream tiled floor. Access into the loft. Window to the rear.

## STAIRCASE

A beautiful staircase leads to a half landing with window to the side and then opens out onto:

## FIRST FLOOR LANDING



With staircase leading to the second floor. Cornices, mouldings, dado rail and window to the rear.

## BEDROOM 1

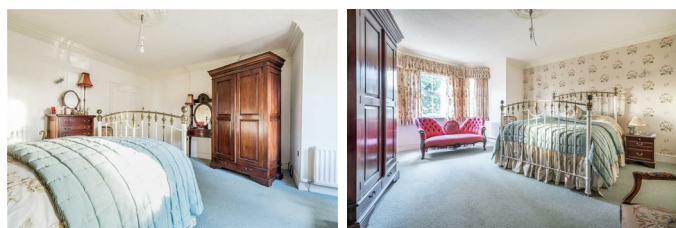
13'10"(min) x 12'11" plus bay window (4.23(min) x 3.94 plus bay window)



Spacious double bedroom with a good range of cream fronted, built in wardrobes. Coving and ceiling rose.

## BEDROOM 2

17'5" x 15'4" (5.32 x 4.68)



A lovely spacious double bedroom with coving, ceiling rose and large bay window.

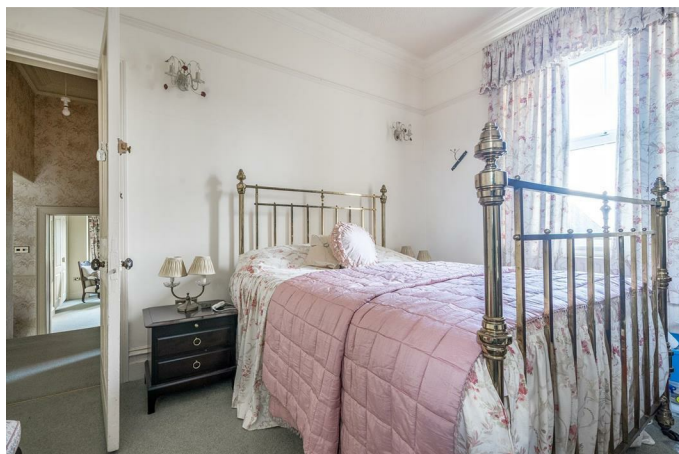
## BEDROOM 3

9'8" x 9'6" (2.95 x 2.91)

Double room to the front with coving (room currently used for storage).

## BEDROOM 4

13'8" x 13'3" (4.18 x 4.05)



Spacious double bedroom with picture rail, coving and ceiling rose. Windows to the front and rear.

## BATHROOM

11'5" x 9'3" (3.49 x 2.82)



Fitted with freestanding slipper bath with gold mixer tap and hand held hose. Low-level WC. Shower unit with sliding doors in gold frame and wall mounted shower and attachments in gold. Wash basin with gold tap set into a natural wood vanity unit. 2 frosted windows to the rear. Gold edged spotlighting. Natural wood flooring and skirting boards.

## SECOND FLOOR LANDING

A staircase from the first floor landing leads to a half landing with window overlooking the rear. Opens out into the second floor with beams and painted cottage style doors leading into:

## BEDROOM 5

15'4" x 13'7" (4.69 x 4.15)



Double room, partly under eaves, with small window and under eaves storage.

## STORE ROOM

8'10" x 7'0" (2.71 x 2.14)

A useful storage space with additional raised shelf unit and storage cupboards. Small roof window.

## ACCESS AND PARKING

Access is via a timber gate which leads onto a gravel drive which provides ample parking and leads down to:

## SINGLE GARAGE

16'10" x 13'2" (5.14 x 4.03)

With concrete floor and breeze block walls. Electricity. Door to the side gives access to a coal store area.

## GARDENS



The gardens are very informal and surround the property and include lawns, shrubs and mature trees.



## DIRECTIONS



Proceed to Dearham from Cockermouth, upon reaching the crossroads at Dearham take the right hand turn down Central Road and proceed to the Post Office, take the left hand turn and go along this road. Turn onto Church Street and head towards the church - the property is behind the wall and wooden gate to the right hand side of the church.

## 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

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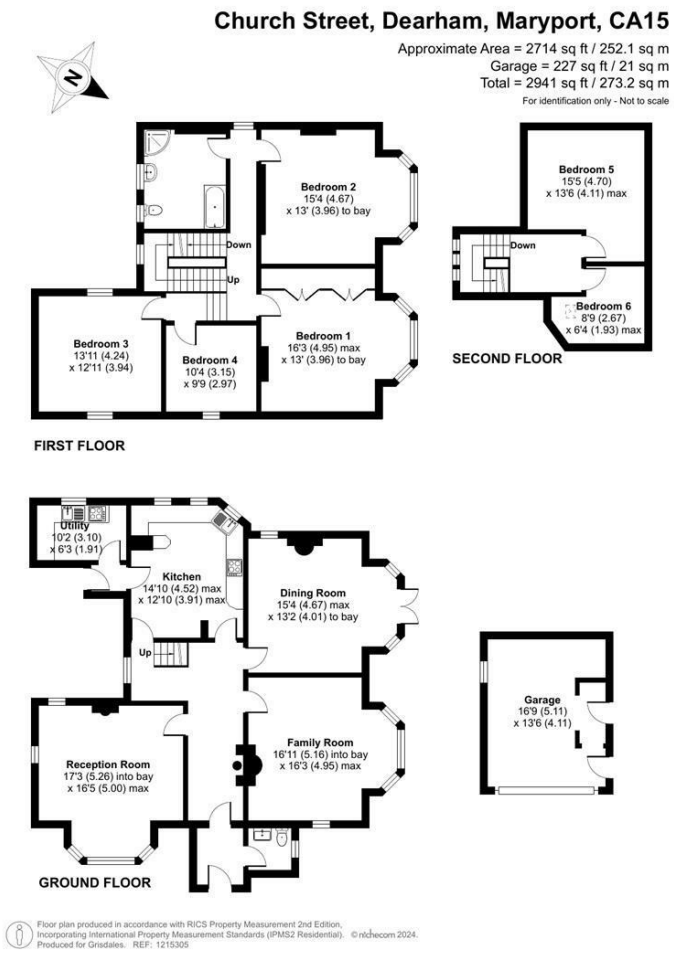
## MORTGAGE ADVICE

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.

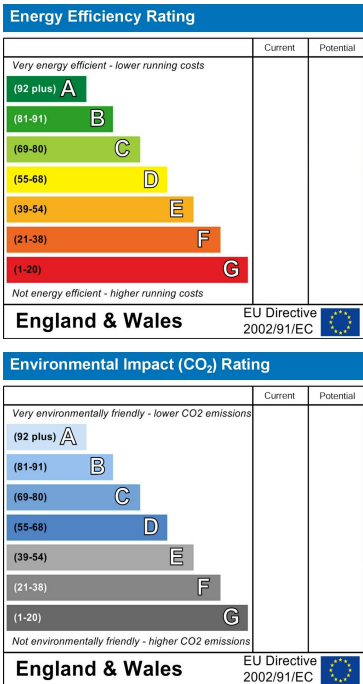
Floor Plan



Area Map



Energy Efficiency Graph



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