



## 1 Millbrow Lane, Cockermouth, CA13 9XT

**£485,000**

ELEGANCE, LUXURY AND PERFECTION come together in this meticulously built and maintained four bedroomed detached family home which occupies a superb position on the edge of one of Cockermouth's most esteemed developments. With south facing views from the front windows towards the Buttermere fells and a convenient location to schools, the town centre and A66 this is perfect for what the town offers as well as the beautiful surrounding countryside.

The property boasts some fantastic living space which includes a welcoming entrance hall which sets the tone for the delightful space which awaits within. The light filled lounge/diner is a haven of relaxation but the heart of the home is undoubtedly the family kitchen which has been perfectly designed with a super balance of style and functionality. Upstairs there are four well proportioned double bedrooms, one with an en-suite, and a family bathroom.

To the front there's parking for 2 cars and the garage has been converted to a utility and storage room, the partition wall being easy to remove if a garage is preferred. Beautifully landscaped gardens sit to the rear which have been thoughtfully designed and planted and they provide a serene outdoor retreat with large patio, lawns and colourful shrubs. A perfect place for relaxing and entertaining.



## THINGS YOU NEED TO KNOW

Gas central heating  
Double glazing  
Oak doors with chrome ironmongery throughout

## ENTRANCE

The property is accessed via composite door with frosted glazing panel and chrome ironmongery. Leads into:

## INNER HALL



With wood effect Amtico flooring. Stairs to the first floor and understairs cupboard. Window to the front. Burglar alarm control panel.

## CLOAKROOM

5'6" x 2'10" (1.68 x 0.88)

With wash basin and chrome mixer tap, WC with concealed cistern and chrome flush panel. Fitted with ceramic tiles and a continuation of the hall flooring.

## LOUNGE/DINING ROOM

28'2" x 13'4" (8.61 x 4.08)



A fabulous open room, split into two areas - currently used as a lounge and snug. Continuation of Amtico flooring.

## Lounge Area

16'3" x 13'2" plus bay window (4.97 x 4.03 plus bay window)



With a lovely square bay window to the front and attractive electric fire in brushed chrome frame with cream hearth and mantelpiece over. Television point and opening into:

## Dining Area (snug)

15'1" x 10'10" (4.61 x 3.31)



With double patio doors to the rear.

## KITCHEN/DINER

21'10" x 9'11" (6.68 x 3.03)



A fabulous room especially suited to a family and with continuation of Amtico flooring. Spot lighting.

Fitted with a comprehensive range of base and wall units in white gloss with a black granite worktop over and matching

upstand. Includes double integrated AEG oven with integrated microwave; integrated fridge/freezer and dishwasher; 5-ring gas hob with stainless steel splashback and extractor fan; 1.5 bowl stainless steel sink with mixer tap. Integrated washer/dryer. Plinth and under counter lighting.

Ample space for a dining table. Bifold doors to the rear and large window overlooking the garden. Door leading into:

### UTILITY

10'8" x 10'3" (3.27 x 3.14)

Includes plumbing for washing machine and space for additional appliances. Wall mounted gas boiler. UPVC door leading into:

### STOREROOM

10'3" x 6'11" (3.13 x 2.12)

With upon-and-over garage door.

### FIRST FLOOR LANDING

A galleried landing with white painted spindles and natural wood hand rail. Velux rooflight. Double doors leading into large cupboard.

### BEDROOM 1

20'0" x 10'4" (6.11 x 3.17)



A superb double bedroom with window overlooking the front and giving access into:

### EN-SUITE

9'5" x 4'4" (2.89 x 1.33)



With walk-in shower unit with sliding door in chrome frame and chrome shower fittings including rainfall shower and handheld hose. Wash basin with chrome mixer tap set into a cream fronted vanity unit with drawer; low-level w.c. with concealed cistern and chrome flush panel. Fully fitted throughout with ceramic tiles to walls and floor. Spotlighting. Frosted window to the rear.

### BEDROOM 2

12'2" x 8'11" (max) (3.73 x 2.74 (max))



Currently used as a dressing room this room is double in size with a large window overlooking the rear.

### BEDROOM 3

13'0" x 12'2" (max) (3.98 x 3.73 (max))



A lovely spacious double bedroom with large window overlooking the rear.

### BEDROOM 4

13'3" x 11'4" (4.04 x 3.46)



A spacious double bedroom with an aspect to the front.



## FAMILY BATHROOM

9'2" x 7'1" (2.80 x 2.16)



Fitted with shower cubicle with sliding door in chrome frame and wall mounted chrome shower and attachments. Bath with handheld shower hose and wall mounted chrome controls. Low-level WC with concealed cistern and chrome flush panel. Wash basin with chrome mixer tap set into cream fronted vanity unit with drawer. Chrome ladder style radiator. Fully fitted throughout to walls and floor with ceramic tiles. Frosted window to the side. Chrome spotlights.

## PARKING

The property is accessed via a shared driveway which gives access to a private brick paved drive suitable for at least two cars.

## FORMER GARAGE

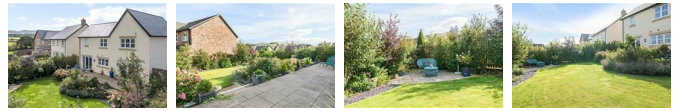
Please note that the garage has been split into two by a partition wall and incorporates the utility room and store room (as mentioned above). The store room is accessed via an up and over garage door. The internal partition can easily be removed to create a single garage.

## FRONT GARDEN



Lawn to the front with well established shrub and floral borders.

## REAR GARDEN



A gorgeous rear garden with extensive patio running the width of the house and steps lead down to a beautifully presented lawn with some fabulous and very colourful planting including a super selection of roses and hydrangeas etc. There is an additional patio which catches the evening sun.

## OUTLOOK TO FRONT



Over the countryside to the Buttermere fells in the distance.

## OUTLOOK TO REAR

Over the roof tops to the countryside in the distance and Slate Fell.

## DIRECTIONS

The property is best approached via Lorton Road in Cockermouth, turn left into Strawberry How Road. Proceed along until reaching Sandybeck, turn left here and an immediate right takes you into Millbrow Lane.

## 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.

\*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. 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.

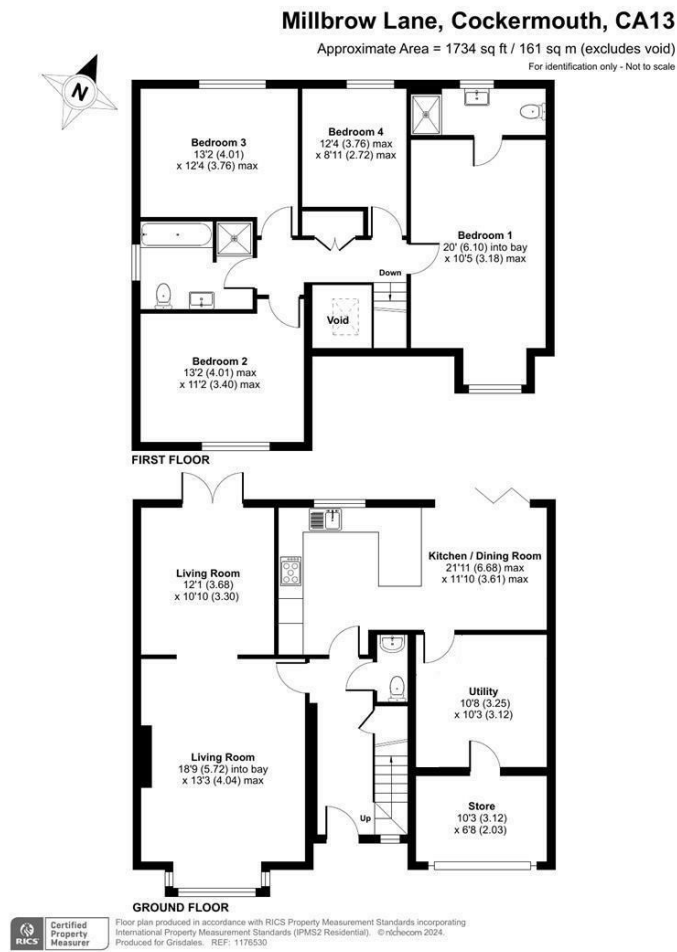
### **MORTGAGE ADVICE**

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.

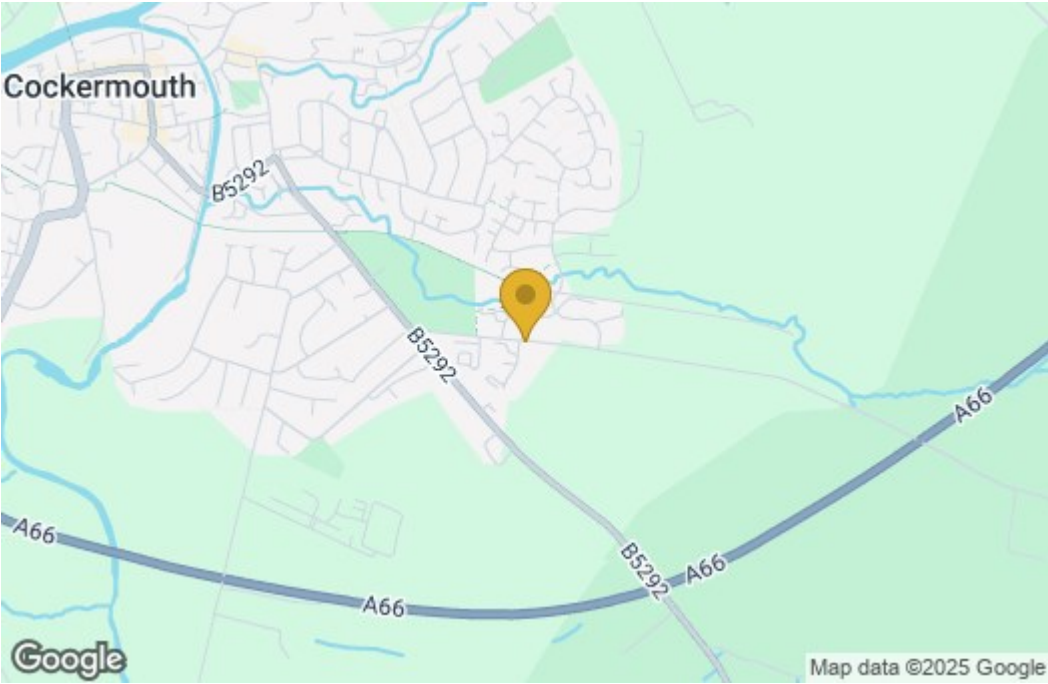
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

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.

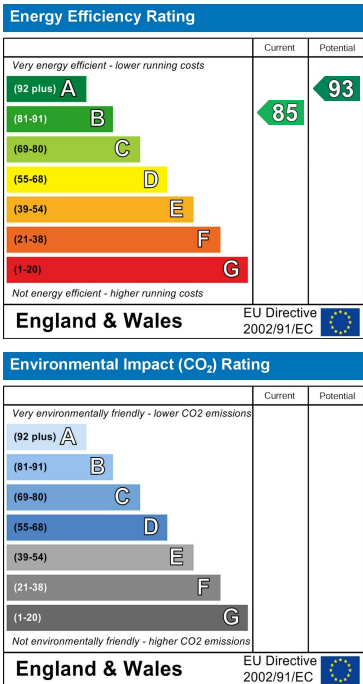
Floor Plan



Area Map



Energy Efficiency Graph



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