



# GRISDALES

PROPERTY SERVICES



## 1 Rose Cottage High Lorton, Cockermouth, CA13 9UQ

**£495,000**

This delightful and very charming three bedroomed Lakeland Cottage is the epitome of perfection in every way!

Chocolate Box in appearance you'll certainly be keen to get inside to see what's on offer - there's a wealth of charm and character and blended with comfortable and cosy rooms it offers the perfect place for either permanent or holiday use. There are three reception rooms, a conservatory, three bedrooms, two bathrooms and a Shaker style kitchen. Informal gardens complement the cottage perfectly and the added bonus is the single garage. It is Grade II Listed

However, the greatest appeal just has to be the setting - it's within just a few minutes of the pub, primary school, tennis courts, village hall and church along with easy access to Cockermouth and Keswick - just think of all the walks you can do from your doorstep! South facing, there's a gorgeous view over Lorton Park to the village and Whinfell beyond, and to the rear there's a smashing outlook to Kirkfell.

\*\*\* NO CHAIN \*\*\* NO CHAIN \*\*\* NO CHAIN \*\*\*

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## THINGS YOU NEED TO KNOW

Oil central heating and single sash windows.

The property is Grade II Listed

## ENTRANCE

The property is accessed via a hardwood door with a frosted glazing panel and that leads into:

## INNER HALLWAY

With inset foot mat, useful understairs cupboard, curved wall with coat hooks leading to kitchen and stairs to the first floor. Access into a spacious and useful understairs cupboard.

## SITTING ROOM

11'2" x 13'9" (3.41 x 4.20)



Open fire with slate surround and hearth with dark grey marble mantle piece over. Television point and deep window sill.

## DINING ROOM

13'10" x 10'2" (4.23 x 3.10)



With deep windowsill and chimney breast wall.

## SNUG

10'7" x 10'0" (3.25 x 3.07)



Fireplace alcove with tiled surround and hearth, natural wood beam and part glazed door to the conservatory. Oil central heating boiler.

## CONSERVATORY

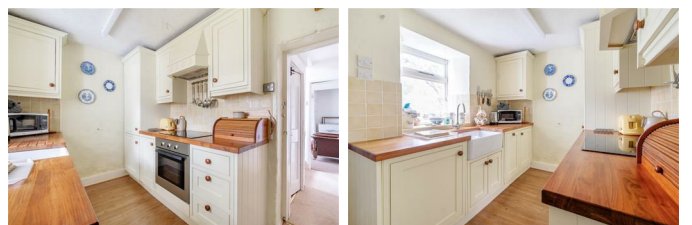
11'6" x 6'9" (3.52 x 2.06)



With windows to three sides, glass roof and double doors leading to the rear. Tiled floor.

## KITCHEN

10 x 7'82 (3.05m x 2.13m)



Fitted with a range of base and wall units in cream with natural wood knobs, natural wood worktop over and ceramic tiled splashback Practical and well fitted and includes

integrated electric oven with hob over and extractor fan, concealed washing machine and integrated fridge/freezer. Belfast sink. Window to the rear, wood effect flooring, door into shower room.

## SHOWER ROOM



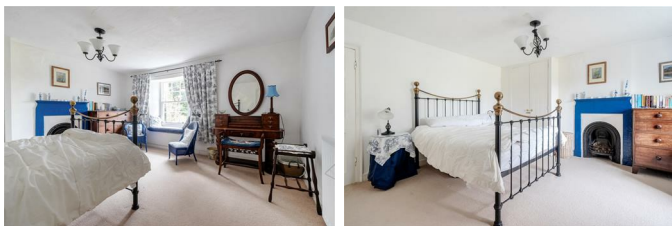
Fitted with a three piece suited comprising shower enclosure with wall mounted electric shower. Pedestal wash hand basin, w.c.. Wood effect laminate flooring, part tongue and groove to the walls. Window to the rear and wall mounted bathroom fittings.

## STAIRS THE FIRST FLOOR

With window to the rear at half landing level. first floor landing with doors leading into 3 bedrooms and bathroom.

### BEDROOM 1

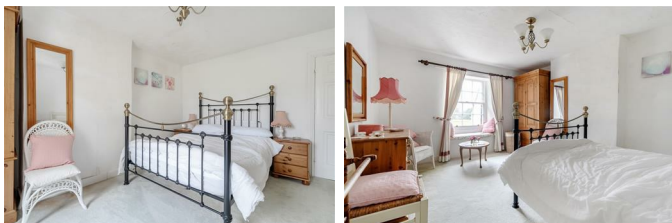
14'0" x 13'10" (4.28 x 4.23)



Spacious double bedroom to the front with feature fireplace and built in cupboard with shelving and hanging space.

### BEDROOM 2

11'1" x 13'8" (3.40 x 4.18)



Double bedroom to the front.

### BEDROOM 3



Double bedroom to the rear with range of built in cupboards and drawers.

## BATHROOM



Fitted with a four piece suite comprising shower within enclosure, free standing cast iron bath, pedestal wash basin and w.c. Attractive tiling, vaulted ceiling with natural timber beam, two windows to the rear.

## FRONT GARDEN



Courtyard garden to the front with attractive paving, shrubs, planting etc



## REAR GARDEN



Laid with shillies, paving in parts, lawn and well established shrub and floral border. Paved path leads round to the side where the oil tank can be found and another path leads to the single garage.

## SINGLE GARAGE

17'2" x 8'5" (5.24 x 2.59)

With cobbled floor and stone and brick walls. High level, 2 storey vaulted ceiling and up and over garage door and electricity.

## OUTLOOK



There are beautiful views to both the front and rear of the property.

## DIRECTIONS



From Cockermouth proceed into High Lorton, passing the turn on the left to Whinlatter. Continue into the village and the property can be found on the left hand side.

## 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

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.

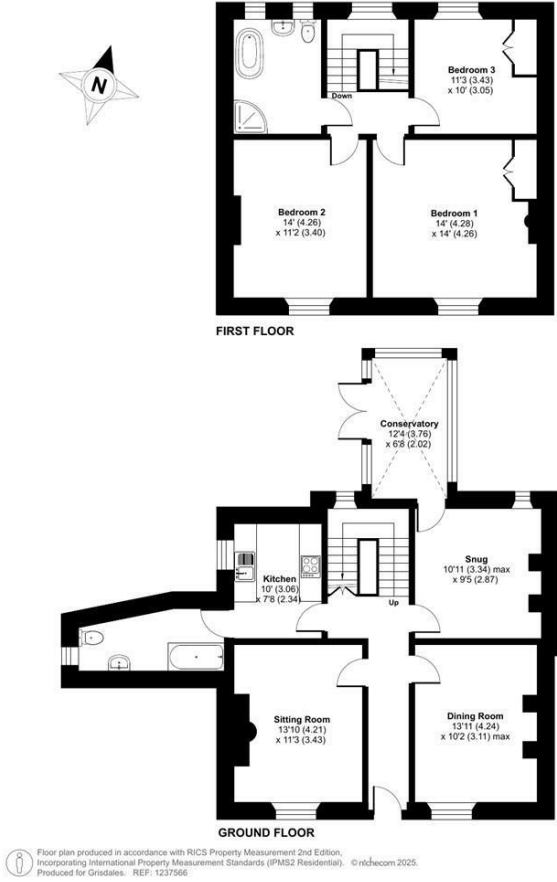
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

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.

Floor Plan

Rose Cottage, High Lorton, Cockermouth, CA13

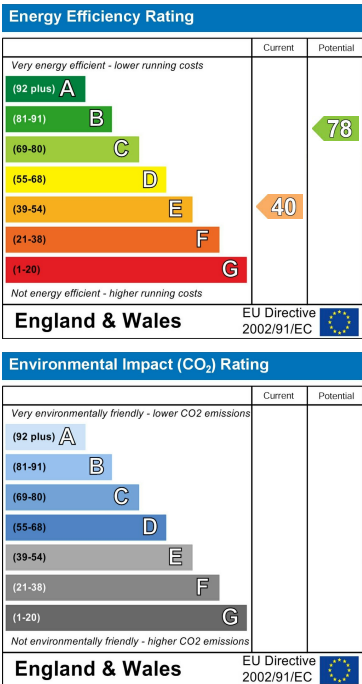
Approximate Area = 1474 sq ft / 136.9 sq m  
For identification only - Not to scale



Area Map



Energy Efficiency Graph



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.