



## Redlands Eaglesfield, Cockermouth, CA13 0RY

**£465,000**

STANDING IN ITS OWN GROUNDS WITH SUPERB 180 DEGREE SOUTH FACING LAKELAND FELL VIEWS is this fabulous three bedroomed 1930's detached bungalow. Buzzing with life and personality it offers gorgeous open space which has recently been renovated, fitted and maintained to an excellent standard yet retains fittings typical of the 1930's such as parquet flooring, internal doors, a woodburning stove etc.

The gardens are informal and offer a great mix of space including lawns, veg growing areas and attractive planting along with a great array of colourful shrubs and mature trees.

There's a single garage, ample parking and various outbuildings/stores - perfect for those of you who tinker!

Sitting on the edge of Eaglesfield, there's easy access onto the A5086 to Cockermouth, the Lake District and west coast towns and industries - perfect for those looking to downsize, or even a family looking for a semi-rural lifestyle.



## THINGS YOU NEED TO KNOW

Gas central heating

Double glazing

## FAMILY ROOM



The property is accessed from the front via a upvc door with attractive arch into a fabulous south facing L shaped family room taking advantage of the superb east and south facing views. Split into three areas - lounge, dining and kitchen and fitted with a natural wood flooring throughout.

## LOUNGE

17'11" x 12'0" approximately (5.48 x 3.68 approximately)



With bay window overlooking the front. Wood burning stove on a stone hearth with tiled surround, window to the side and frosted oak door leading into inner hallway.

## DINING AREA

13'8" x 13'2" plus bay window (4.17m x 4.01m plus bay window)



A fabulous room with large bay window overlooking the front, window to the side. Spotlighting and ample space for dining. Front door.

## KITCHEN

11'8" x 13'2" minimum (3.58 x 4.03 minimum)



Great practical space and fitted with a range of base and wall units in blue and pale grey with laminate work top over and cream ceramic tiled splash back and includes 4 ring gas hob with stainless steel extractor over, double Bosch electric oven, space for a fridge freezer, 1.5 bowl ceramic sink unit with mixer tap and integrated dishwasher. Includes a great range of cupboards and drawers.

Access to the utility room and access into the loft via a pull down ladder.

## UTILITY ROOM

6'5" x 10'2" (1.98 x 3.11)



Accessed via a composite door with glazing panel from the kitchen and fitted with wood work top with upstand and includes Belfast sink with chrome mixer tap and cupboard below. Plumbing for washing machine and space for additional appliance. Grey tiled floor with underfloor heating, 2 Velux rooflights, composite door to outside, 2 further windows with additional double cupboard and door leading into:

## SHOWER ROOM

3'3" x 6'6" (1.00 x 2.00)



With Velux roof light and fitted with shower, folding screen in chrome frame and wall mounted chrome shower and attachments. Wash basin with chrome mixer tap and low-level WC, continuation of utility room flooring with underfloor heating, fitted with waterproof panelling, spotlight and shelving.

## INNER HALLWAY



With coat hooks, cupboard with shelving and double cupboard above, wall mounted shelving and original oak parquet flooring. There are traditional internal doors with frosted glazing and bakelite handles.

## BEDROOM 1

10'4" x 13'3" (3.16 x 4.04)



Spacious double bedroom with a window to the side and oak laminate flooring.

## BEDROOM 2

13'3" x 11'5" (4.04 x 3.5)



Spacious double bedroom to the rear with door to the garden and a window to the side.



## BEDROOM 3 / STUDY

16'6" x 6'5" (5.03 x 1.96)



A spacious single bedroom which is currently used as a study and with door to the rear and window to the side oak laminate flooring.

## FAMILY BATHROOM

7'2" x 6'7" (2.19 x 2.03)



Fitted with bath and chrome mixer tap, wall mounted chrome shower and attachments including handheld hose and rainfall shower, clear screen in chrome frame, 2 x wall mounted chrome ladder style radiator, low level WC and pedestal wash basin. Frosted window to the rear, fully fitted throughout with white ceramic tiles, chrome edging, spotlighting, tile effect floor.

## SEPARATE WC

2'10" x 5'1" (0.88 x 1.55)



With low level WC, wall mounted washbasin, chrome ladder style radiator, tile effect floor, frosted window to the rear, chrome edged spotlights.

## LOFT

Part boarded with opportunities to extend subject to planning.

## PARKING & SINGLE GARAGE

11'11" x 19'11" (3.64 x 6.08)



A hard standing "pull in" drive for one car leads to double gates which opens onto a shilly drive providing parking for 4. Beyond this is a single garage with window to the side and electric up and over door, concrete floor and pitched roof. However, due to the location of a temporary store room it is currently not possible to access the garage with a car.

## FRONT GARDEN



An attractive and well established garden with lawn and shrub and floral borders. South facing and with paved path to the front door and side.

## REAR GARDEN

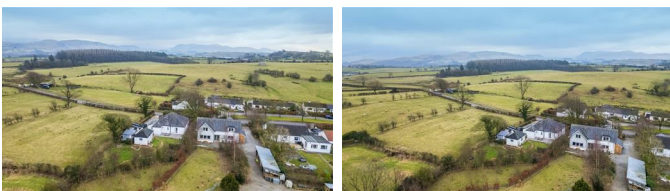


To the rear is a large patio area and curved brick path that leads to the end of the garden with a beautiful view towards the Hay, Skiddaw, Ullock Pike and down to the Loweswater and Buttermere fells. The garden is generally laid to lawn with raised vegetable borders, a garden pond and well established shrub and floral borders.

## STORE ROOMS AND OUTBUILDINGS

There is a small store to the rear of the property along with a shed, large wood store, and a workshop/store room.

## OUTLOOK



There are outstanding 180 degree views including The Hay and Binsey, Skiddaw, Ullock Pike and towards the Lorton, Loweswater and Buttermere fell and towards Lamplugh and Cogra Moss.

## DIRECTIONS



From Cockermouth take the A5086, turn right to Eaglesfield at Paddle School, continue into the village and the property is located just as you enter on the right hand side.

## COUNCIL TAX

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

## 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 REGULA

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 Grisdale's, 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

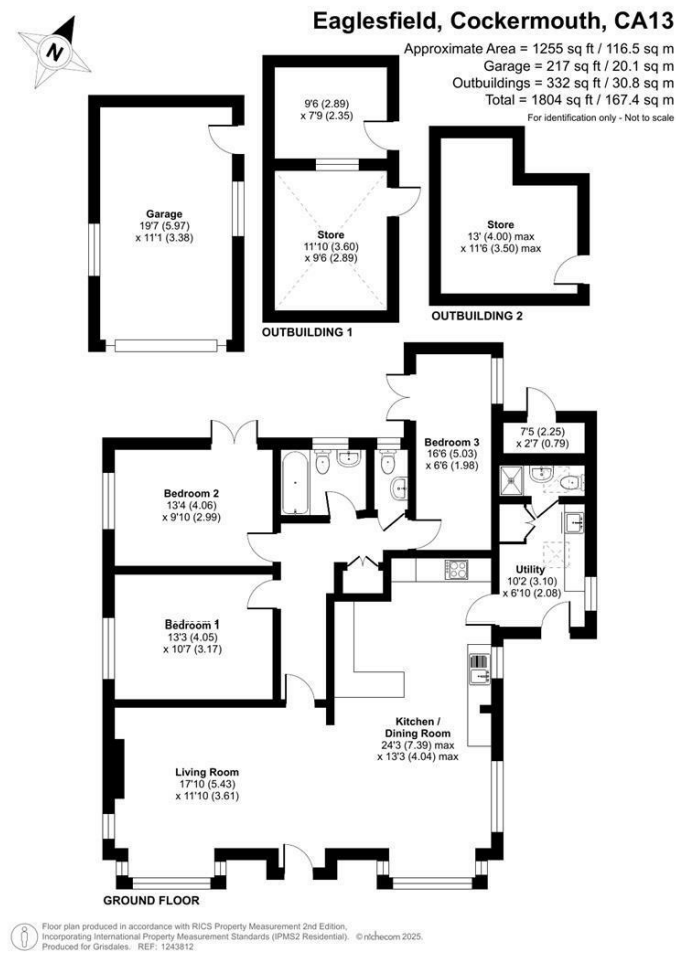
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Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

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.



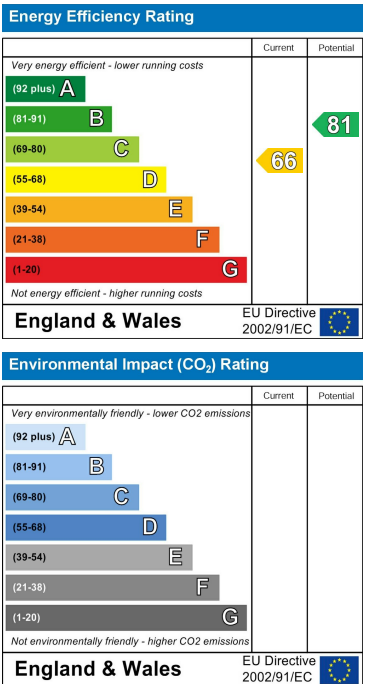
Floor Plan



Area Map



Energy Efficiency Graph



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