



GRISDALES

PROPERTY SERVICES



Ashburn, Crossgates Lamplugh, Workington, CA14 4TU

£530,000

WELCOME TO YOUR FABULOUS NEW HOME!

We are delighted to show you this super four bedroomed detached house which occupies a convenient spot equidistant to Cockermouth, Workington and Whitehaven and even closer to the fabulous Lakes and Fells of Lamplugh, Loweswater, Ennerdale and Buttermere - it's even within walking distance of a great country pub and is handy for several local primary and secondary schools. The house is fabulous and offers some great space, perfect for entertaining, working from home etc. The kitchen and main bathroom have been re-fitted to a high spec and in recent times new upvc windows have been installed and there's a new boiler too. Gardens are practical, great for a family and offer some wonderful and interesting space, especially the wild flower meadow (approximately 250 sq.m) which is accessed via a timber bridge. A double garage will also give you all the storage space you need! The views, particularly from the rear, are completely enchanting and utterly priceless. Come and see for yourself.

*** NO CHAIN *** NO CHAIN *** NO CHAIN ***

Helping you find your perfect new home...

www.grisdales.co.uk

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OWNERS' COMMENTS



What living at Ashburn has meant to me?

Space, light, life and memories - Ashburn has fulfilled all my expectations.

Space

The flow of the downstairs with a full house of guests to stay, or my family of two sons and their children, without feeling crowded or uncomfortable, as well as being able to entertain in style, both inside and outside. The use of the spacious tiled front hall to put on our walking boots and the utility room's use as a drying room for wet gear. Not to mention the joy of the meadow as a sanctuary for wildflowers, insects and birds.

Light

Even on the dullest of days, the house is bathed in light due to the large windows, dual and triple aspect in many rooms.

Life

As avid walkers, the location is perfect, conveniently near a main road with the fells on the doorstep. Views to Blake Fell and Knott Murton from the house and garden. Blake Fell and Cogra Moss are in walking distance from the house. Easy access to Cockermouth and Keswick for shopping and entertainment, the whole of the Lake District and the sea.

Memories

A rich panoply of memories over more than twenty years, which I will keep with me for ever. With advancing years and widowed, it is right that I move on while I still can.

THINGS YOU NEED TO KNOW

Oil central heating controlled by the Hive system. Recently installed boiler.

UPVC double glazing in cream - 2 years old.

Cavity wall insulation.

Charging point to the side of the house

ENTRANCE HALL

12'11" x 10'7" minimum (3.94 x 3.23 minimum)



The property is accessed via a composite door with a chrome handle and with a clear panel to the side, and that leads into a spacious entrance hall with cream tiled floor, stairs to the first floor with window at half landing level and ample space for furniture. Useful walk-in cupboard with coat hooks and shelving and also housing sewage pump and burglar alarm control panel. Door into cloakroom.

CLOAK ROOM

With low level WC, Corner Wash Basin with tiled splashback. Frosted window to the rear, coat hooks and continuation of tiled floor.

LIVING ROOM

22'0" x 13'10" (6.73 x 4.24)



Part glazed door leads into the lounge - triple aspect room with a large window to the front, window to the side and patio doors to the rear. Open fire with cream marble hearth and surround and mantel piece over. Television point. The room is accessed via a glazed door. Glazed double doors lead into the dining room.

DINING ROOM

12'9" x 10'11" (3.91 x 3.33)



With large window to the rear, door leading into:

OFFICE

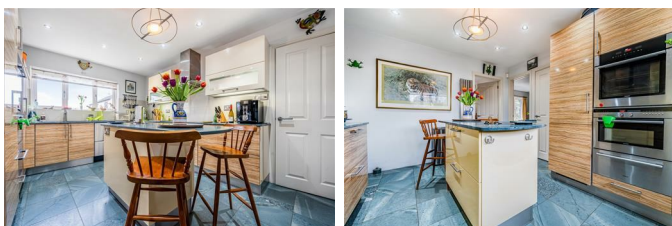
10'11" x 7'8" (3.33 x 2.34)



Fitted by "Ponsonby" (a renowned local cabinet maker) this is a bespoke study with oak fittings and incorporating a fabulous range of shelves, cupboards and drawers etc and includes lighting and ample workspace as well as pull out space for a printer and two built in filing drawers. Additional space for meetings. Large window overlooking the rear.

KITCHEN

14'0" x 10'9" (4.27 x 3.30)



A Schuller kitchen fitted with a stylish range of base and wall drawers and cupboards in glossy olive wood with chrome handles and local Kirkstone slate worktop over with cream glass splashback and includes a fabulous range of drawers, cupboards and a purpose built 4 tiered carousel/built in larger which makes the most of the space as well as lit wall mounted cupboards with folding up and over doors. The kitchen includes sink unit with waste disposal unit, sliding chrome

draining board and Grohe mixer tap, integrated fridge freezer, Two Siemens ovens (both multifunction and one is also a microwave) and warming drawer below. Plumbing for dishwasher, Siemens five ring Induction hob with Siemens chrome and glass extractor fan over. Central aisle incorporating a further range of drawers, attractive light fitting over and providing space for bar stools.

Large window overlooking the front. local Kirkstone slate floor, spotlighting and modern chrome radiator.

INNER LOBBY

With tiled floor pedestrian door to the garage and doors into utility and sunroom.

UTILITY ROOM

10'5" x 4'1" (3.20 x 1.27)

Fitted with a range of base units in cream with chrome handles and natural wood worktop over and includes Belfast sink, chrome mixer, oil central heating boiler, plumbing for washing machine and space for drier. Good range of shelving, coat hooks, ceiling mounted clothes airer and window into:

SUNROOM

13'3" x 5'2" (4.04 x 1.60)



Mahogany coloured double glazed UPVC to the windows and door and white painted window sill. Window into the utility room, wood clad ceiling, green tiled floor, wall mounted electric heater.

STAIRS AND LANDING

With mahogany handrail and bannisters. Arched window at half landing level overlooking the front and useful large airing cupboard with water cylinder tank. Access into the loft via a full down ladder.

BEDROOM 1

13'10" x 10'4" (4.24 x 3.15)



A fabulous dual aspect room with outlook to the front and the side. Beautifully fitted by "Modern Homes" with built in wardrobes: soft close drawers, pull down hanging rails and a great range of shelves and practical space. The bedroom also includes a built in bed area (suitable for a super-king bed) with bedside units and a further matching dressing table area with large mirror above, wall mounted lights and Flos lighting. Door leading to:

EN SUITE



Fitted with Jacuzzi styled P shaped bath with curved glass shower screen and wall mounted chrome Aqualisa shower and attachments (the shower screen clips together), floating wash basin with chrome mixer tap and WC with concealed cistern. Wall mounted chrome ladder style radiator, spotlighting, fully tiled throughout with beige ceramic tiles and mosaic tiling to the floor with under floor heating. Shaver point, frosted window to the front, spotlighting and built in medicine cupboard with mirror.

BEDROOM 2

13'10" x 9'3" (4.24 x 2.84)



Dual aspect room to the side and rear. Can accommodate a super king bed.

BEDROOM 3

14'0" x 9'3" (4.27 x 2.84)



Dual aspect room to the side and rear. Can accommodate a super king bed.

BEDROOM 4

12'2" x 10'9" (3.71 x 3.30)



Spacious double room to the front.

FAMILY BATHROOM

9'7" x 9'5" (2.93 x 2.89)



A fabulous five piece bathroom supplied by MC Ferguson and Horizin and including walk in shower with clear screen and wall mounted chrome shower and attachments. Low level WC, bidet, floating wash basin and a freestanding bath, all with Philippe Starck chrome taps and fitted throughout with cream or blue ceramic tiling, tiled floor with under floor heating and two silver radiators (separately controlled) and spotlights, frosted window to the rear.

LOFT SPACE

There are two boarded lofts one above the main house and one above the garage. All insulated.

DRIVE AND DOUBLE GARAGE

17'7" x 16'0" (5.36 x 4.88)



A gravelled driveway provides space for 4-5 cars and gives access to a double garage with up and over door and fitted with a good range of shelving et. Coal bunker, pedestrian door into the house and window to the side. There is also a charging point to the side of the house Access into the loft via a built in ladder.

FRONT GARDEN



With small lawn area with heathers and conifers.

SIDE GARDEN



Generally laid to lawn with well established shrub and flower borders. A path leads to a patio area with greenhouse and the garden leads down to a stream where a timber bridge crosses it to the wild flower meadow. Oil tank.

THE MEADOW



Beyond the bridge is a wild flower meadow which is approximately 250 square metres.

REAR GARDEN

A path leads to the rear of the house with paving, log store, mature planting and a small lawn. Access to the rear sun room.

OUTLOOK



From the front there's an attractive view over rooftops to countryside in the distance.

From the rear there's a fabulous view over fields and countryside to the Lamplugh fells in the distance including Blake Fell and Knock Murton.

DIRECTIONS



From Cockermouth take the A5086. As you approach Lamplugh there's a row of terraced cottages set back from the main road on the left hand side (Crossgates). Take the second opening after the cottages,, then bear right and the property is on the left (second from the end).

COUNCIL TAX

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

VIEWING ARRANGEMENTS

To view this property, please contact us on 01900 829977 01946 693931.

*DELETE AS APPLICABLE

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 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.

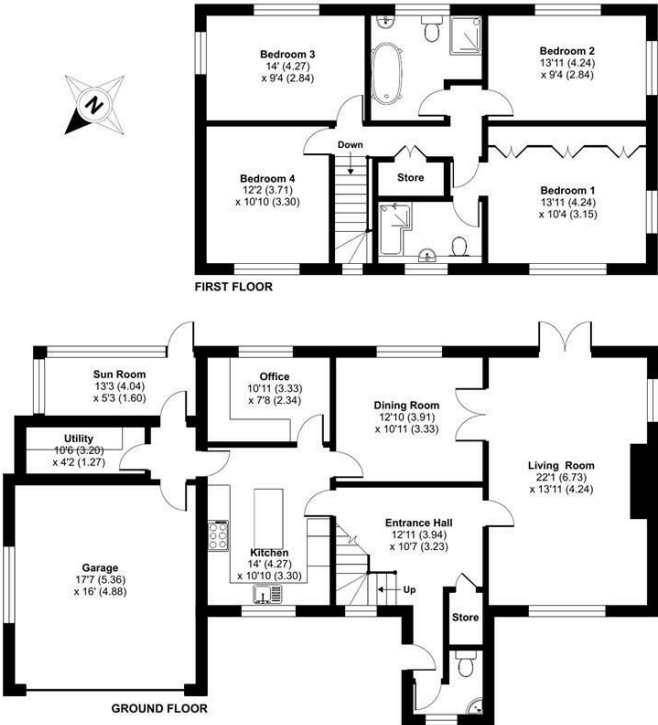
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

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

Ash Burn, Cross Gates, Lamplugh, Workington, CA14

Approximate Area = 1926 sq ft / 178.9 sq m
Garage = 283 sq ft / 26.3 sq m
Total = 2209 sq ft / 205.2 sq m
For identification only - Not to scale

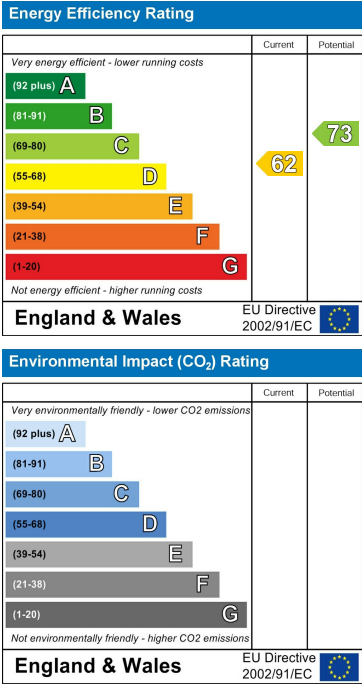


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Grisdales. REF: 1247413

Area Map



Energy Efficiency Graph



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