



Quaker Croft Eaglesfield, Cockermouth, CA13 0SF

£335,000

Here we have a rare opportunity to purchase a charming period village property with a large mature garden. The house is in need of complete renovation.

Quaker Croft is a Victorian house in the desirable village of Eaglesfield. The double fronted facade gives little clue to the extensive rear garden and courtyard that benefit from a lovely sunny aspect and boasts mature trees and space to spread your wings, the centre-piece being a fabulous mature copper Beech tree. Viewing is essential to get a feel of the charming outdoor space on offer and appreciate the tranquil position of this property.

The house itself will require extensive refurbishment with every trade required. The current owners have made some stop-gap alterations to make it liveable but ideally it would benefit from a top-to-tail strip back and full renovation. Once the necessary work is complete it will make a beautiful family home of generous proportions within easy reach of Cockermouth and highly rated nearby schools.

Planning permission exists for a large rear kitchen extension to replace or add on to the unfinished extension that the current owner has built. There are many design opportunities here for a purchaser who wishes to put their own stamp on it.

The house currently has 5 beds and 3 reception rooms. Outside there is a large carport and a charming wooden summerhouse plus ample parking for 4 or more vehicles.

THINGS YOU NEED TO KNOW

The current owners of this property have started its renovation but they are now selling it as it is: work is required throughout the property including works to the roof, electrics, plumbing, plastering, joinery, decor etc.

Planning permission has previously been granted for a large extension to the rear - the current owners chose to erect a smaller two storey extension with an additional utility room adjoining but Building Regulation approval has not been finalised for this.

The vendors would like to take the opportunity of talking through what needs to be completed - they are actively open with what needs to be done and will provide you with a full information.

ENTRANCE

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

ENTRANCE HALL

With original tiled flooring and coving. Leads into:

INNER HALLWAY

7'4" x 5'10" (2.24 x 1.80)

With stairs to the first floor and understairs storage area with stone floor and shelving.

RECEPTION ROOM ONE

21'9" x 11'8" (6.63 x 3.56)

Dual aspect room with fireplace. This room has currently been stripped back to bare stone/brick work walls and floor.

RECEPTION ROOM TWO

15'1" x 11'5" (4.62 x 3.49)

With large window overlooking the front, natural wood flooring, picture rail.

RECEPTION ROOM THREE

20'2" x 12'4" (6.15 x 3.77)



A lovely light room with windows to each side and fireplace alcove, recessed shelving with pine cupboards below, wall lighting, natural wood window sills. Opening into:

KITCHEN

21'0" x 11'8" (6.42 x 3.58)



Fitted with a range of shelving to accommodate kitchen appliances, which include plumbing for dishwasher, 1.5 bowl stainless steel sink, electric oven with 4-ring hob over and space for a fridge/freezer. Includes breakfast bar area and space for a dining table. Wood burning stove on slate hearth, bi-fold doors open out to the rear and windows to either side of the room. Spotlighting, white vertical radiator and door leading into:

UTILITY ROOM

18'6" x 6'3" (5.64 x 1.92)



With slate tiled floor and fitted with a good range of shelving etc. Window to the side and composite door to the rear with clear glazing panel and door leading into:

SHOWER ROOM

6'1" x 4'11" (1.87 x 1.52)

Fitted with low level WC and shower base (installation is incomplete), white towel heater, frosted window to the rear and continuation of flooring.

STAIRCASE AND LANDING

Wooden staircase with bannister rail and spindles leads to a half landing with window overlooking the side and opens up into the first floor landing with access into the loft.

BEDROOM ONE

21'3" x 11'10" (6.49 x 3.62)



A fabulous large double room with vaulted ceiling and triple windows overlooking the garden. Exposed stonework, spotlighting, part tongue and groove panelling to two walls and freestanding claw foot bath. Opening into:

BATHROOM

11'2" x 5'1" (3.42 x 1.56)

Fitted with shower base and green and white ceramic tiles with wall mounted chrome shower and attachments and sliding door in chrome frame. White pedestal wash basin, low level WC. Wall mounted boiler, slate window sill, large window overlooking the side and heated towel rail.

BEDROOM TWO

12'7" x 10'8" (3.84 x 3.27)

Double room to the front with coving and telephone point. Natural wood flooring.

BEDROOM THREE

14'4" x 10'11" (4.39 x 3.35)



Double room with window overlooking the front, coving and door leading into:

EN SUITE

10'6" x 3'11" (3.22 x 1.20)

Fitted with shower with wall mounted chrome shower and attachments, sliding door in chrome frame and green and white ceramic tiles, white ladder style radiator, low level WC.

BEDROOM FOUR

11'5" x 10'5" (3.49 x 3.19)



Double room to the rear with aspect to the side.

BEDROOM FIVE

12'1" x 8'8" (3.69 x 2.66)

Double room to the rear and with coving and natural wood flooring.

FRONT GARDEN



There is a small garden at the front either side of the entrance path which leads to the front door.

DRIVE AND PARKING



A tarmacked drive to the side of the property opens up to a large parking area.

COVERED STORAGE AREA



Open yet covered area with shelving/storage areas. There is also a garden shed.

SUMMER HOUSE

12'3" x 16'9" (3.75 x 5.12)



Detached timber frame summer house with double glazing. Double doors providing access into a great room with concrete floor and pine clad ceiling, wood burning stove and fitted with bar area with shelving. Timber steps lead up to a raised mezzanine area - perfect for a mattress!

REAR GARDEN



The garden is fabulous and a beautiful Copper Beech Tree is the centre of attention! A path leads down the centre of the garden where you'll find a garden pond, raised vegetable beds and greenhouse, informal lawns and steps to a further large garden beyond the copper beech tree. Beautiful selection of plants, shrubs, flowers and trees including fruit trees.

OUTLOOK



From the front windows there is an outlook towards Skiddaw in the distance and from the rear a beautiful outlook right down the garden.

DIRECTIONS



Proceed from Cockermouth towards Eaglesfield on the A5086, take the right hand turning at Paddle School and proceed into

the village. Continue past the Village Hall for about 400 m and the property can be found on the right hand side, before the T junction.

COUNCIL TAX

We have been advised by Cumberland Council (0300 373 3730) that this property is placed in Tax Band F.

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.

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