



## The Spinney The Spinney, Lamplugh, Workington, CA14 4TY

**£425,000**

TURN THE PACE OF LIFE DOWN A NOTCH AND IMMERSE YOURSELF IN THESE STUNNING SURROUNDINGS... WHAT COULD BE MORE BEAUTIFUL THAN THIS TRANQUIL SPOT ON THE EDGE OF THE LAKE DISTRICT NATIONAL PARK  
THIS IS A BEAUTIFUL AND TRADITIONAL THREE BEDROOM TWO BATHROOM COTTAGE WITH LARGE WRAPAROUND GARDENS IN A NATURAL HABITAT...WITH AMAZING VIEWS AND SUPERB WALKS FROM YOUR DOORSTEP !!

Located in the village of Lamplugh, close to the Northern Lake District Fells and Lakes, you may feel like you are in a rural paradise, and yet it takes just 15 minutes to drive to the gem town of Cockermouth with all its fabulous amenities.

This lovely home enjoys a large yet cosy beamed living room with log burner, a country-style kitchen, one bedroom to the ground floor which would also make a study or dining room and a downstairs WC. Upstairs there are two delightful double bedrooms and two fresh and bright bathrooms. The established gardens have sweeping lawns with beautiful trees and this is a perfect haven for wildlife.



## THINGS YOU NEED TO KNOW

Oil fired underfloor heating to both floors.

Double glazing - upvc sash windows and suited external doors, new in 2023

Septic tank

Fascias, soffits and rainwater gutters new in 2024 with upvc dry verge installed in 2025

## ENTRANCE

The property is accessed via a new composite door with chrome ironmongery and frosted glazed panel and that leads into:

## INNER LOBBY

6'0" x 4'11" (1.84 x 1.51)

With wood effect flooring, inset foot mat and spotlighting. Natural pine door with black ironmongery leads to useful cupboard and same style door leads into:

## OPEN PLAN ROOM



A fabulous open room incorporating lounge and kitchen and staircase to first floor level with understairs cupboard. Wood flooring throughout.

## LIVING ROOM

21'9" x 19'11" (6.65 x 6.08)



A beautiful room with windows three aspects and new French doors leading to the side. Multifuel stove on slate hearth within fireplace recess with oak mantle over. Natural wood ceiling beams, spotlighting and television point. Opening into kitchen.

## KITCHEN

14'10" x 11'2" (4.53 x 3.41)



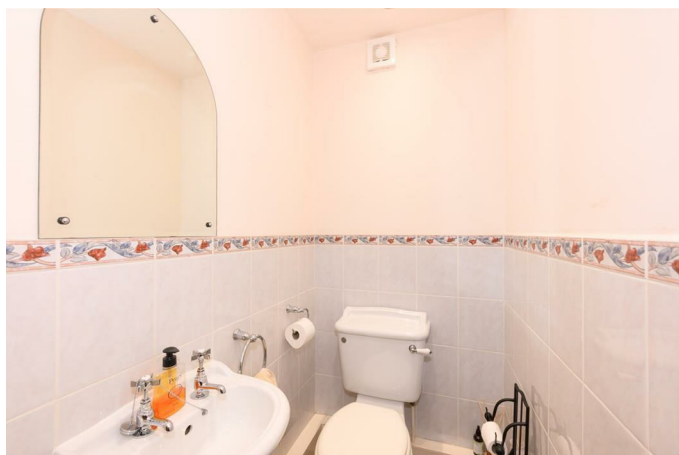
Fitted with a range of base and wall units with natural wood knobs and work top over with natural wood trim and ceramic tile splashback. Kitchen includes: integrated Stoves electric oven with Stoves halogen four ring hob over and extractor fan, 1 1/2 bowl plastic sink unit, concealed washer/dryer and three quarter size dishwasher and integrated fridge (new 2024) and freezer with pantry style cupboards above. Window and new composite door to the rear with chrome ironmongery and new pedestrian door leading into the garage.

## **BEDROOM 3 (currently used as a dining room)** 9'9" x 8'5" (2.98 x 2.57)



Double room with continuation of flooring, spotlights and windows to two sides.

## **CLOAKROOM**



Low level WC and pedestal wash basin with chrome taps, part tiled with ceramic tiling. Spotlights and extractor fan.

## **STAIRS AND LANDING**



An attractive dog-leg staircase with window to the rear and Velux roof light leads to the first floor landing.

## **BEDROOM 1** 19'11" x 13'7" (6.08 x 4.15)



Lovely master bedroom with windows to the front, rear and side. spotlights, 2 sets of under eaves storage cupboards and door into en-suite.



## EN-SUITE SHOWER ROOM

7'10" x 4'7" (2.39 x 1.42)



Fitted with shower enclosure, wash basin with chrome mixer tap and low-level WC. Heated electric towel heater and mirror, spotlights.

## BEDROOM 2

17'10" x 9'7" (5.46 x 2.93)



Spacious double bedroom with windows to the front and side and roof light to the rear. Two sets of under eaves storage cupboards and spotlights.

## FAMILY BATHROOM

7'7" x 5'10" (2.33 x 1.78)



Fitted with bath and shower over with clear screen and chrome frame and waterproof panelling. Low level WC, pedestal wash basin with chrome mixer tap, splashback, mirror and shaver light above. Electric towel rail and an additional roof light.

## PARKING AND GARAGE

19'7" x 9'10" (5.99 x 3.00)

There is parking for two cars on the gravelled drive. There's a

spacious single garage with concrete floor, electrically operated roller shutter door (new in 2023). Storage space within the eaves. Worcester boiler which provides the underfloor heating throughout.

## GARDENS



The property sits in a good sized plot with Informal gardens to three sides. Generally laid to lawn with shrub and floral borders and mature trees.

## DIRECTIONS



From Cockermouth take the A5086 in a southerly direction. On the approach to Lamplugh take the left hand turn signed "Lamplugh Green and Lamplugh Church". Proceed down here and the property can be found on the left hand side just before the turn to Loweswater. Go over the cattle grid and it is immediately on the right hand side. Don't follow Satnav!

## ASPECT



From the front and side there is a lovely aspect over the fields to the countryside in the distance and to the rear of the property outlook over towards Blake Fell and Cogra Moss.

## COUNCIL TAX

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

## 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.

## 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.

## 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.

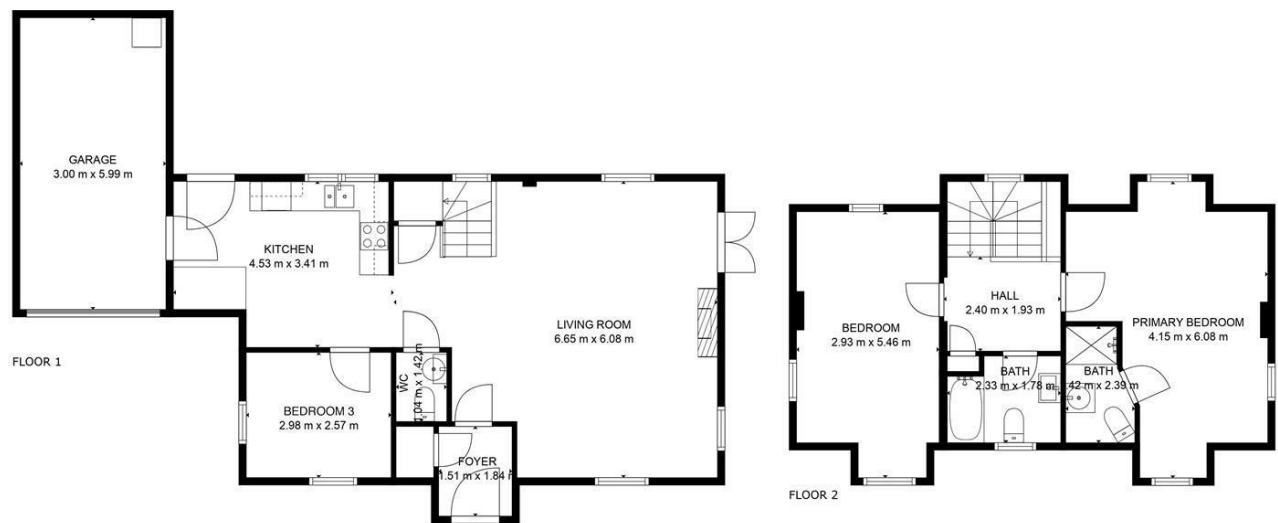
## MORTGAGE ADVICE

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

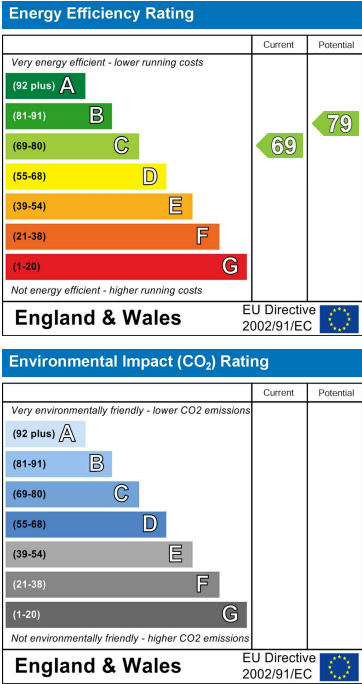


TOTAL: 106 m2  
FLOOR 1: 64 m2, FLOOR 2: 42 m2  
EXCLUDED AREAS: GARAGE: 18 m2, LOW CEILING: 9 m2  
MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.