



## 8 Barepot, Workington, CA14 1JN

**£250,000**

Nestled in the charming semi-rural area of Barepot, Workington, this delightful semi-detached house offers a perfect blend of comfort and style. With open plan lounge diner, this property provides ample space in a cottage style home. The farmhouse-style kitchen is a true highlight, featuring a warm and inviting atmosphere that is perfect for culinary adventures.

The home boasts three well-proportioned bedrooms, ensuring plenty of room for family or guests. The modern shower room also adds a touch of contemporary elegance.

Outside, the property is surrounded by picturesque gardens alongside gated driveway parking.

One of the standout features of this property is its stunning river views, which enhance the tranquil setting and create a picturesque backdrop for everyday living. This home is ideal for those seeking a peaceful lifestyle while still being within reach of local amenities.

Call us today on 01900 829977 to take a look around.



## ENTRANCE

Is via composite front door leading into:

## VESTIBULE



With stone/marble effect tiled flooring, double glazed sash window. Door leading to:

## LIVING/DINING ROOM

23'2" x 10'11" (7.08 x 3.33)

## LOUNGE AREA



Traditional ceiling beams, log burner, front aspect sash window. Lead directly into:

## DINING AREA



Front aspect sash window, radiator, traditional ceiling beams.

## KITCHEN

16'8" x 9'5" (5.09 x 2.88)



With a range of farmhouse style cream wall and base units with complementary black worksurfaces. Includes integrated fridge and separate freezer, integrated wine fridge, range cooker, belfast sink, radiator, upvc stable door leading to rear external. Stairs leading to first floor.

## BEDROOM ONE

11'0" x 10'10" (3.37 x 3.31)



Front aspect window, radiator, double in size, built-in wardrobes.

## BEDROOM TWO

12'5" x 8'11" (3.80 x 2.74)



Front aspect window, radiator, double in size, built-in storage cupboards.

### BEDROOM THREE

10'9" x 6'9" (3.30 x 2.08)



Rear aspect window, radiator, single in size.

### BATHROOM



3-piece suite comprising of walk-in shower, wc and wash basin. A mix of grey upvc wall panelling and white wall tiling, radiator, frosted window.

### FRONT EXTERNAL



Double gate leading to slate shillied driveway, parking for two vehicles.

### REAR EXTERNAL



A mix of decking and paved areas alongside flowered borders and hillside woodland, enhancing privacy for the property.

### BRICK BUILT SHED

15'9" x 8'4" (4.82 x 2.56)



The current owners use as utility and storage space, this is also where the wall mounted Worcester boiler is located.

### DIRECTIONS

Barepot is best approached by passing the Workington Police station and once over the bridge and at the roundabout take the exit immediately after the one for Seaton. Once on this road follow it to the central grassed triangle, taking the turn on the left. Number 8 is located on the left hand side.

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### COUNCIL TAX

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

### 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.

### 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

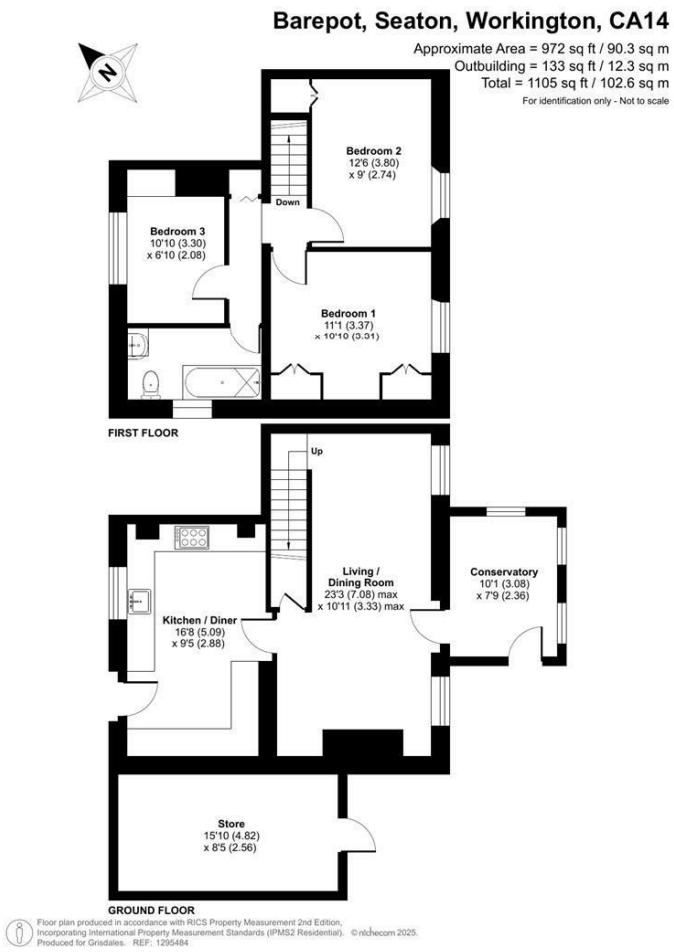
Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

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.

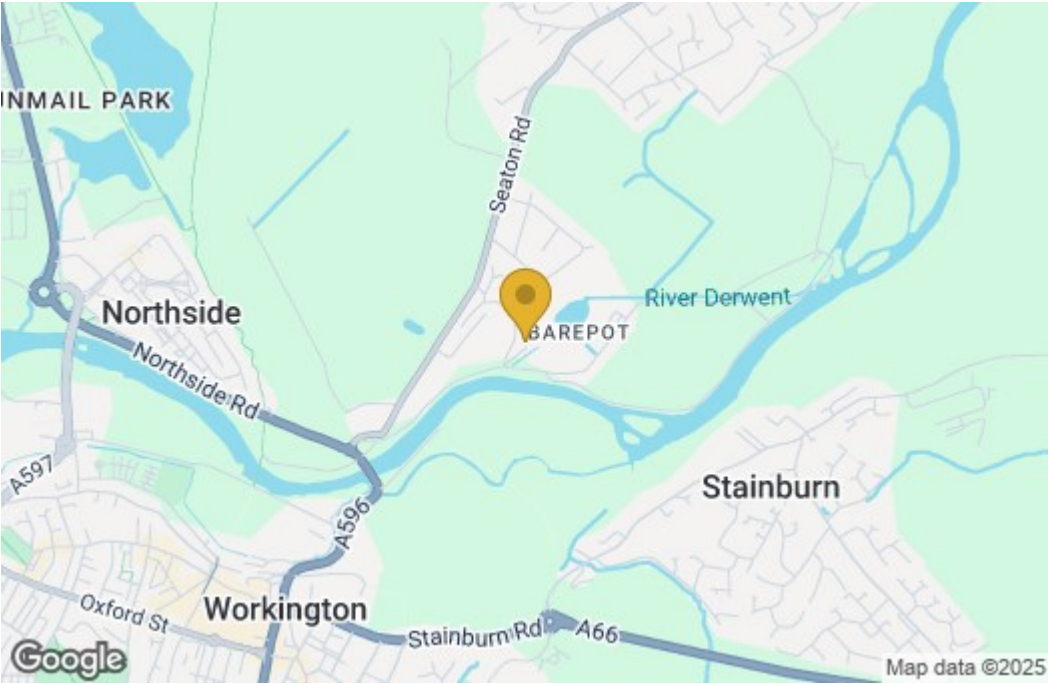
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let

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.

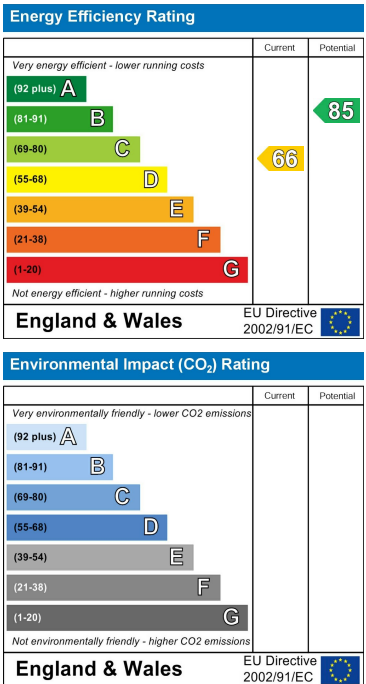
Floor Plan



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.