



The Cottage Bridekirk, Cockermouth, CA13 0PE

£375,000

PERFECTION INSIDE AND OUT.... this absolutely delightful and utterly gorgeous three double bed roomed detached cottage has been recently fully renovated and tastefully finished and offers a highly desirable home, perfect for a professional couple and those downsizing.

It has been completed with style, expertise and love to a first class specification ensuring a perfect blend of modern comfort and classic charm with many traditional features having been retained throughout the journey. Every corner of this home has been thoughtfully designed to create a warm and inviting atmosphere with practical and stylish storage solutions completing the picture. The delightful cottage-style garden is bursting with an abundance of flowers and greenery and it provides a serene setting for relaxation and outdoor activities, making it an ideal spot for gardening enthusiasts or those who simply wish to enjoy the peace and tranquility of the area.

Located in a highly sought-after village on the doorstep of Cockermouth, the coast and Lake District National Park, this home is a wonderful place to be and somewhere you'll be proud to live.

THINGS YOU NEED TO KNOW

Oil central heating and electric underfloor heating to the bathroom

Double glazing

Natural wooden doors throughout, with black ironmongery.

Fitted in part with an attractive Karndean flooring in a wood effect herringbone design.

ENTRANCE

A composite stable door with black ironmongery leads into:

BOOT ROOM

4'7" x 9'3" (1.4 x 2.84)



Tiled Flooring, window to the side and vaulted ceiling. Door leading into:

KITCHEN

8'10" x 15'3" (2.70 x 4.66)



Fitted with a comprehensive range of base and wall cabinets and drawers in pale grey with granite worktop over. Includes double Belfast style sink with chrome mixer and spray taps. Space for double dual fuel oven with extractor over set within attractive canopy, slimline wine cooler and matching built in larder cupboard.

Ample space for a dining table, UPVC sash window to the front, spotlights. Modern vertical granite grey radiator. Door leading into the lounge and utility room.

UTILITY ROOM

10'9" x 6'11" (3.29 x 2.13)



With bespoke fittings including natural wood worktop and shelving over. Plumbing for appliances and door leading into:

BATHROOM

8'2" x 7'4" (2.49 x 2.25)



Fitted with walk-in shower with clear screen in chrome frame and wall mounted chrome shower and attachments; low-level WC with concealed cistern in dark grey unit. His and hers wash basins set into dark grey vanity unit with granite worktop and matching upstand. Granite grey radiator, grey tiled floor, frosted window to the rear, spotlighting and attractive glass and chrome wall lighting. Fitted around sanitary fittings with attractive bathroom tiles and underfloor heating.

LOUNGE

16'11" x 15'8" (5.17 x 4.80)



Attractive fireplace with wood burning stove on black granite hearth with natural timber beam over. Fabulous range of built-in cupboards and shelving either side of the fireplace. Stairs to the first floor with useful under stairs cupboard. Granite grey radiator, Composite door to the front and windows to the front and rear, the rear window having an original exposed beam over.

STAIRCASE



An attractive staircase, with natural wood handrail, leads to:

FIRST FLOOR LANDING

6'4" x 2'9" (1.94 x 0.86)

Giving access to three bedrooms and the loft.

BEDROOM ONE

10'10" x 15'9" (3.32 x 4.81)



Double room to the front with a good range of fitted wardrobes with hanging rails and shelving. Coving.

BEDROOM TWO

14'9" x 8'5" (4.50 x 2.58)



Double room to the front with coving.

BEDROOM THREE

9'6" x 6'11" (2.92 x 2.13)



Spacious single room to the rear with coving.

DRIVEWAY



Brick paved driveway which can accommodate 3 – 4 cars.

REAR EXTERNAL



Immediately to the rear of the property the brick paved driveway provides good space for private seating. Oil central heating boiler and an outside tap. A gate leads to the concealed oil tank. Large timber built shed.

GARDEN



Steps and a paved path leads up to a raised patio area which provides a lovely, sheltered place for relaxing. Either side of the path are attractive shrub and floral borders and, beyond, a lawn area surrounded by attractive borders, flowers, shrubs and mature trees. A true haven and a perfect place to enjoy that Friday night beer!

OUTLOOK



There is an attractive outlook in all directions over rooftops to the countryside in the distance.

DIRECTIONS

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From the centre of Bridekirk proceed signed towards Tallentire. Just before the church turn left and the property can be found immediately on the left hand side.

COUNCIL TAX

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

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.

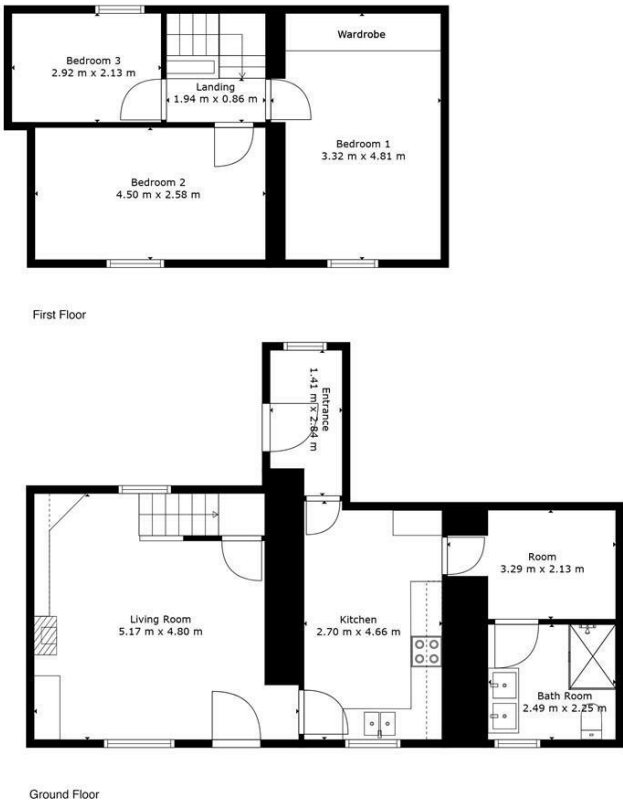
MORTGAGE ADVICE

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.

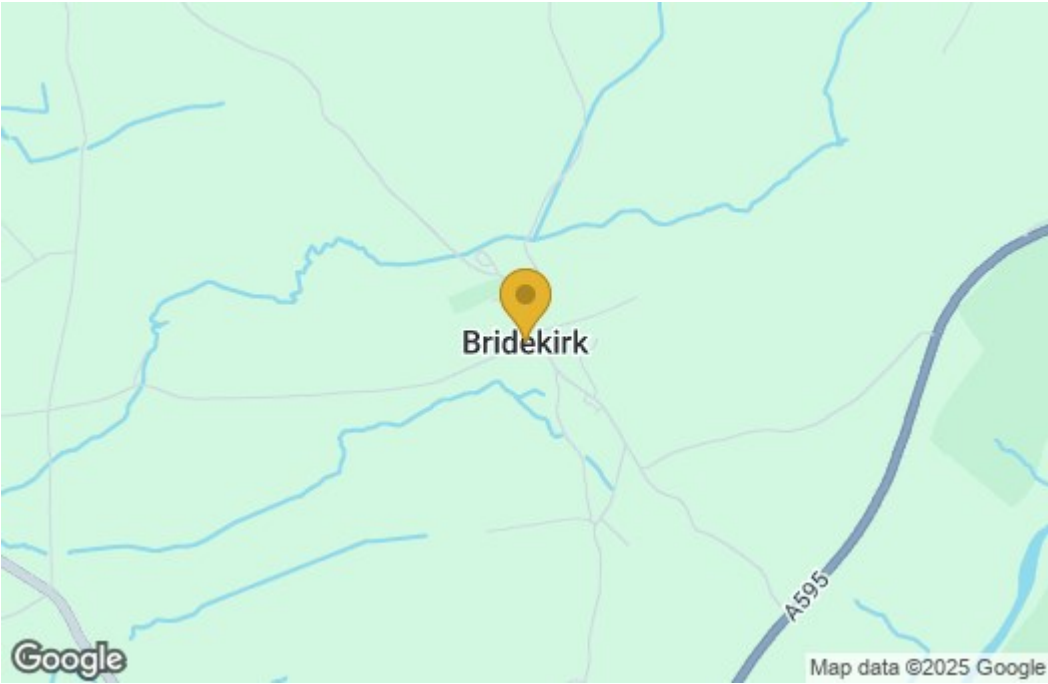
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

Floor Plan

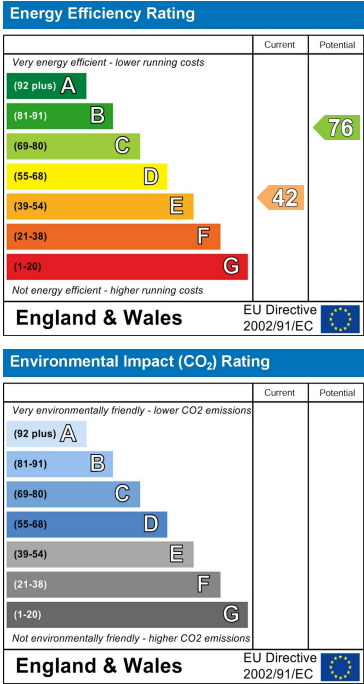


Measurements Are For Guidance Only.

Area Map



Energy Efficiency Graph



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