



2 Vicarage Lane, Cockermouth, CA13 9DG

£399,950

A PROJECT IN THE MAKING TO UPGRADE AS YOU WISH, THE RESULT OF WHICH COULD BE YOUR DREAM HOME!

We are absolutely delighted to show you this super four bedroomed detached house!

Occupying a lovely position within a sought after residential area, this has the potential to be the home of your dreams. Having been built in 1969, the house has been loved and cherished by the same family since 1971 and it offers some great space internally. However, equally important is the plot on which it sits - it's set back slightly from the road offering a larger than expected front garden, along with a drive and single garage. There's space to the side and it opens up to the rear to a delightful and private oasis - perfect for family life.

Inside, there's a welcoming hallway, a particularly bright and cheerful lounge with dining room off and a good sized kitchen beyond. Upstairs, 4 double bedrooms and a bathroom await. Vicarage Lane has always been a popular location - sitting just off Lorton Road with quick access to the town centre, Lorton Valley and A66, it's also within reach of Outstanding schools, sports and leisure facilities.

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

OWNERS' COMMENTS

"Cherished by the same family for nearly 55 years, this home offers a rare opportunity to create your own legacy in a truly special setting. Nestled in a welcoming neighbourhood, its spacious layout and prime location provide the perfect balance of town convenience and natural beauty. Just a short walk away lies some of the world's most breathtaking landscapes—ideal for those who value both community and the great outdoors."

THINGS YOU NEED TO KNOW

Gas central heating

Double glazing

ENTRANCE

The property is accessed via a UPVC door with frosted panels to the side leads into:

ENTRANCE HALL

11'6" x 6'4" (3.53 x 1.94)



With stairs to the first floor, telephone point, part wood cladding and burglar alarm control panel. Useful under stairs cupboard

LOUNGE

18'8" x 12'4" (5.71 x 3.77)



A lovely light and airy room with large picture windows to the front and rear. Coving, television point and sliding part glazed doors leading into the dining room.

DINING ROOM

11'6" x 8'11" (3.53 x 2.74)



With large window to the rear. Coving.

KITCHEN

15'8" x 8'3" (4.80 x 2.53)



Fitted with a range of base and wall units in natural wood with laminate worktop up over and ceramic tile splashback. Includes plumbing for washing machine, 1.5 bowl stainless steel sink with mixer tap, space for electric cooker and space for a fridge freezer.

Windows to the front and side, spotlighting and door leading into rear lobby.

REAR LOBBY

5'4" x 2'10" (1.65 x 0.87)

With shelving, coat hooks and door into:

WC

5'1" x 2'7" (1.55 x 0.81)

With low-level WC.

STAIRS AND LANDING



A staircase leads to a first floor landing with window overlooking the front.

BEDROOM 1

11'1" x 9'4" (3.38 x 2.87)



Double room to the front.

BEDROOM 2 (main)

14'4" x 8'11" (4.37 x 2.74)



Double room to the rear with coving.

BEDROOM 3

12'8" x 8'11" (3.88 x 2.74)



Double room to the rear with coving.

BEDROOM 4 (currently a study)

10'3" x 9'4" (3.13 x 2.87)



Double room to the front.

BATHROOM

8'11" x 6'10" (2.74 x 2.09)



Fitted with bath, with shower over, pedestal wash basin, and low-level WC. Tiled around sanitary fittings with ceramic tiles. Chrome bathroom fittings, frosted window to the rear and cupboard with shelving.

DRIVE AND GARAGE

16'2" x 9'0" (4.94 x 2.76)



A tarmac drive for two cars leads to a single garage with up-and-over door, power, tap and wall mounted gas boiler. Pedestrian door to the rear.

FRONT GARDEN



There's a larger than average and very well maintained garden to the front which is mostly laid to lawn with well-established shrub and floral borders. A concrete path leads to the front door.

SIDE GARDENS

Paved patio area with gate to the front and UPVC door into the garage. Attractive and mature planting and paths to the front/rear on both sides.

REAR GARDEN



A patio area leads round to a beautiful rear garden which is mostly laid to lawn, with well-established shrub and floral borders. There's also a large patio area too.

OUTLOOK

There is a pleasing outlook over rooftops to the countryside in the distance.

DIRECTIONS



W3W: [///solve.shelving.pine](https://www.solve.shelving.pine)

From Main Street proceed up Station Street, turn left into Lorton Street and continue up the road, over the bridge and bear right into Lorton Road. continue down here for approx 200 yds and turn right to Vicarage Lane and No. 2 can be found a short way up the hill on the left.

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 Grisdale's, 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.

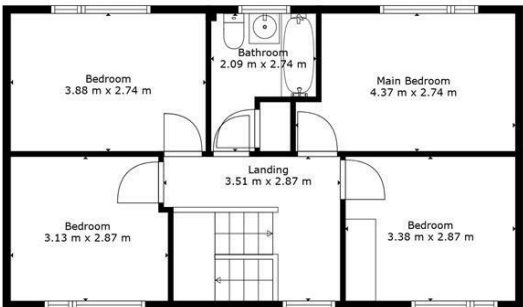
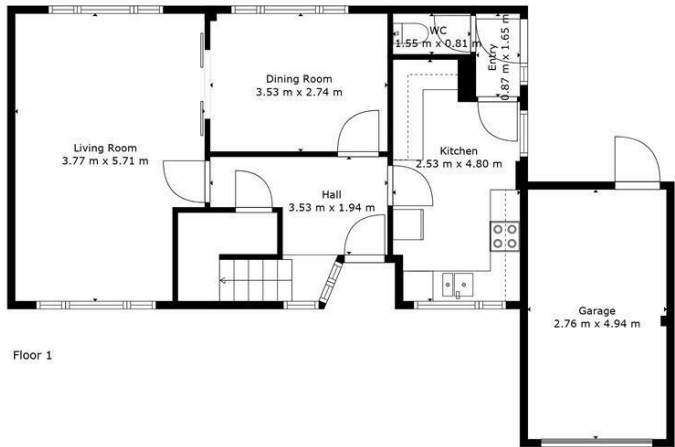
MORTGAGE ADVICE

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.

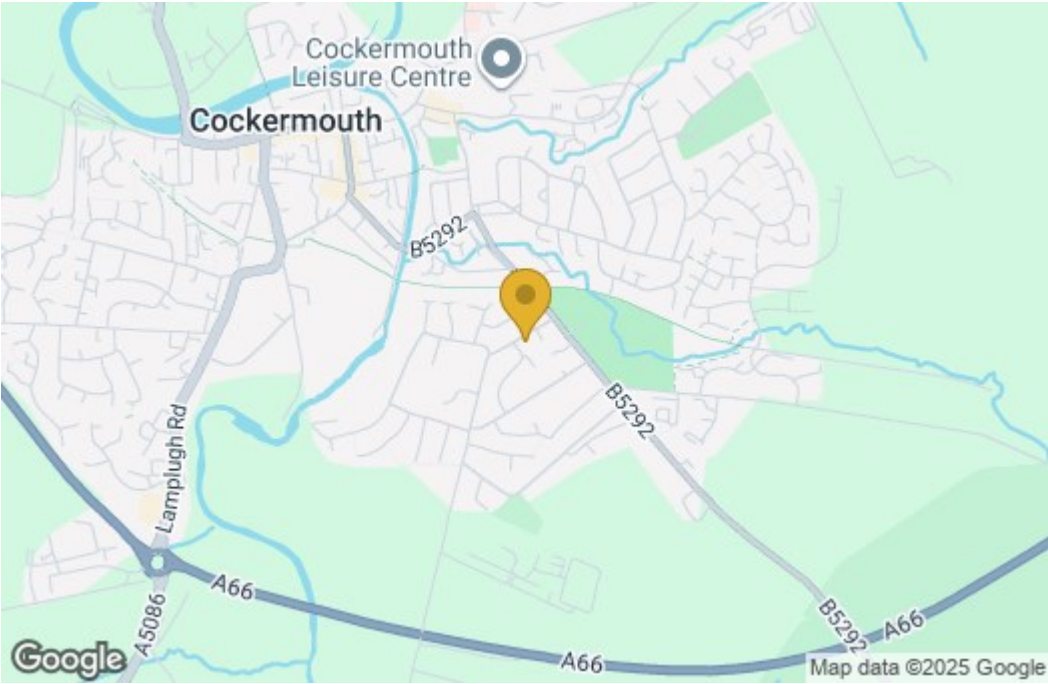
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

Floor Plan

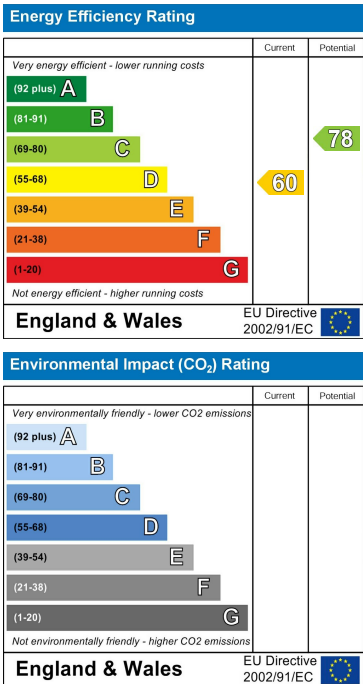


Measurements Are For Guidance Only.

Area Map



Energy Efficiency Graph



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.