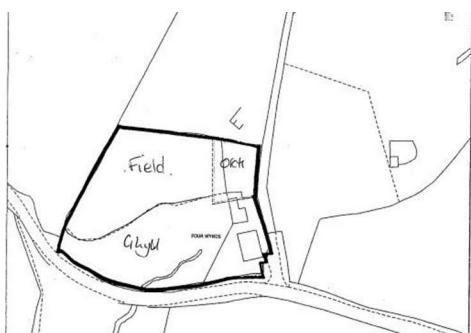




# GRISDALES

PROPERTY SERVICES



## Four Wynds Dearham Bridge, Maryport, CA15 7JQ

**£420,000**

AND NOW FOR SOMETHING COMPLETELY DIFFERENT!

This super three bedoomed detached bungalow not only comes with a PADDOCK but a large orchard, terraced garden, ghyll, TWO GARAGES, STABLES and bags of parking! AN AWFUL LOT OF BANG FOR YOUR BUCK!

Perfect for pony life or if you're self-employed or simply for a change, this super property within its rural location has everything you need.

It's within a stone's throw of Dearham and so close to some excellent amenities in the village including the school, shops, church, takeaways and not to mention the infamous pie shop! There's easy access to Cockermouth and the Lake District as well as Maryport and the beaches along the coast. Outstanding Secondary Schools are also within easy reach.

There's nothing quite like a viewing so come and see for yourselves what this excellent property has to offer.

It'll be popular....!!

Helping you find your perfect new home...

[www.grisdales.co.uk](http://www.grisdales.co.uk)

40 Main Street, Cockermouth, Cumbria, CA13 9LQ | T: 01900 829 977 | E: [cockermouth@grisdales.co.uk](mailto:cockermouth@grisdales.co.uk)

## THINGS YOU NEED TO KNOW

UPVC double glazing

LPG central heating (new boiler in 2024)

A septic tank with a soakaway serves the property. As it is pre 1970 it is exempt from current day regulations

There are Tasmanian oak floors under existing floor coverings to the dining room, lounge, landing and stairs.

## ENTRANCE PORCH

The property is accessed via UPVC door with coloured frosted panels to the centre and the sides and that leads into the entrance porch. With quarry tile floor and access via a painted hardwood door into the inner hallway.

## INNER HALLWAY



Telephone point, burglar alarm control panel. Cupboards with hanging space and shelving. A part door leading into:

## DINING HALL

16'1" x 10'8" (4.91 x 3.26)



A fabulous room currently used as a dining room and with a large window overlooking the ghyll. Vaulted ceiling with beam, stairs to landing level and understairs alcove. Fireplace with slate surround. and double fronted stove shared with the lounge. Glazed double doors lead into both the lounge and kitchen.

## LOUNGE

16'1" x 19'3" (4.92 x 5.89)



Vaulted ceiling and three exposed beams. Double fronted wood burning stove within fireplace on slate hearth and mantelpiece over and shared with the dining hall. Large window overlooking the ghyll and double sliding doors to the patio.

## KITCHEN

9'10" x 14'3" (3.02 x 4.36)



Fitted with a range of base and wall units in natural wood, with granite worktop over and ceramic tile splash back. Belfast sink with light above and mixer tap. Space for a dual fuel oven with extractor fan over. Integrated dishwasher and integrated fridge. Double patio doors to the terrace and space for a dining table. Stable door leading into:

## CONSERVATORY



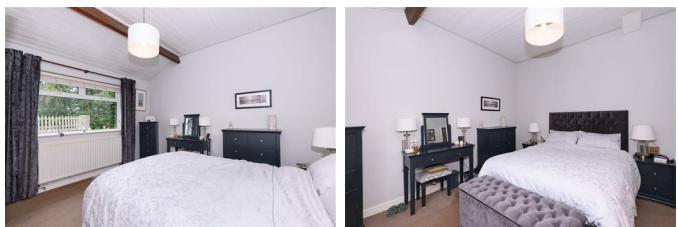
Windows to two sides. Clear UPVC door to the rear and tile effect flooring.

## FIRST FLOOR LANDING



Overlooking the dining hall.

## BEDROOM 1



Spacious double bedroom with beam.

## BEDROOM 2

9'10" x 7'11" (3.01 x 2.42)



Spacious single room overlooking the drive. Vaulted ceiling beam and a good range of cupboards (removable to create a double bedroom)

## BEDROOM 3

9'10" x 10'0" (3.00 x 3.06 )



Spacious double room with a view to the drive and vaulted ceiling with timber beam.

## BATHROOM

9'10" x 9'0" (3.01 x 2.76)



Fitted with pedestal wash basin with chrome taps. Shower enclosure with clear screen in chrome frame. Wall mounted chrome shower attachments and waterproof panelling. Bath with tap connected shower and low-level WC.

Fitted around bathroom, with white painted tongue and groove with shelving above. High ceiling and exposed beam. Chrome ladder style radiator and chrome bathroom fittings. Frosted window to the rear. Includes 2 double utility cupboards, one with plumbing for washing machine and space for tumble dryer and the other with wall mounted boiler.

## WC

Separate WC with frosted window to the side.

## DRIVEWAY, PARKING & GARAGES



Access via a gravelled driveway, provides ample parking for several vehicles. There are 2 separate single garages with a workshop running along the rear. Power.

## TERRACE & PATIO



There is a sandstone terrace which overlooks the ghyll and provides a private and peaceful place to sit.

## GARDEN



From the terrace steps lead down to a large curved garden area with retaining walls and lawn.

## ORCHARD



A large Informal garden measuring approximately 30m x 30m and planted with a fabulous range of fruit trees and bushes.

## STABLES AND PADDOCK



A hardstanding area leads to two stables (currently with new doors, but these could be removed and stable doors provided). Additional hard standing to the side with a gate which gives access into the paddock behind (measuring approximately 65m x 100m x 100m x 30m)

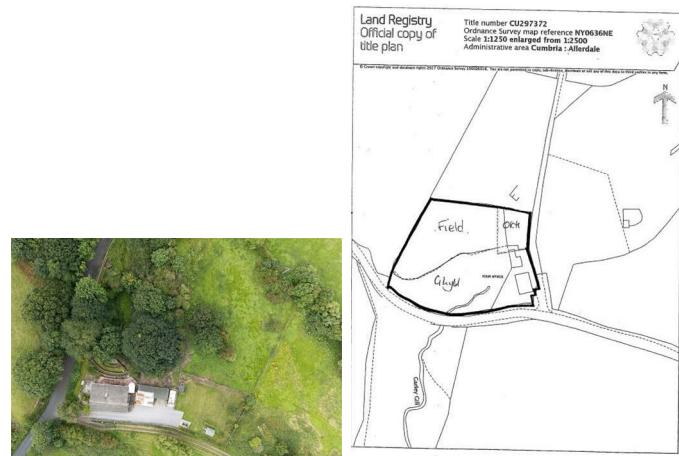
## THE GHYLL



Approximately 1 acre in size. Access via a gate from the road

and with stream running through the centre. Planted with mature trees it provides a haven for wildlife.

## THE PLOT



The plot extends to approximately 2 acres.

## LOCATION



The property is located in a rural setting within delightful countryside.

## DIRECTIONS



From the centre of Dearham turn onto Main Street and continue out of the village heading towards Crosby. The property is located on the right hand side just before the turn signed to Crosshow.

## 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.

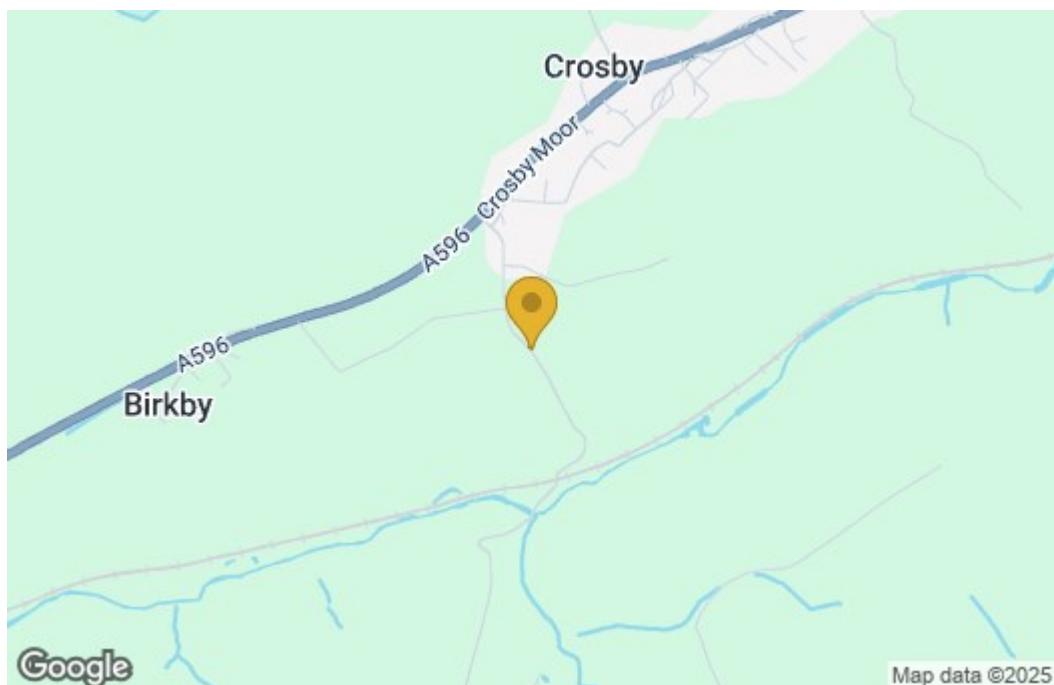
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

## Floor Plan



Measurements Are For Guidance Only.

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		98
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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

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