

## Greysouthen

Offers in the region of £425,000

29 Main Street, Greysouthen, Cockerthorpe, CA13 0UL

An outstanding substantial four bedroom period semi-detached house occupying a prime site with an extensive beautifully mature rear garden situated in the centre of Greysouthen village and providing generous accommodation retaining a range of characterful original features.

The charming village of Greysouthen is located approximately four miles from Cockerthorpe, five miles from Workington and close to the Lake District National Park.

### Quick Overview

Outstanding substantial period semi-detached house

Central location in Greysouthen village

Five miles from Cockerthorpe and Workington

Close to the Lake District National Park

Four bedrooms and large bathroom

Two reception rooms and fitted dining kitchen

Characterful original features

Beautifully mature extensive rear garden

Rear two storey outbuilding suitable for a variety of uses

Garage and forecourt parking

Property Reference: KW0444



4



2



3



D



Ultrafast  
Broadband  
Available



3





Living Room



Dining Kitchen



Sitting Room



Pantry

## Accommodation

### Ground Floor:

#### Entrance Hall

#### Inner Hall

With under stairs cupboard.

#### Living Room

With fireplace including wood burning stove, radiator, built in cupboards.

#### Sitting Room

With feature archway, radiator.

#### Dining Kitchen

With fitted base and wall units, Belfast sink with mixer tap, ceramic wall tiling, extractor unit, radiator.

#### Utility Room

With fitted base units, sink with mixer tap, ceramic wall tiling, plumbing for dishwasher and washing machine, radiator, external door.

#### WC

With WC and wash hand basin.

#### Walk In Pantry

### First Floor:

#### Half Landing

#### Landing

With radiator, walk in cupboard.

#### Bedroom 1

Front bedroom with radiator, wood burning stove on stone hearth with timber surround.

#### Bedroom 2

Front bedroom with radiator.

#### Bedroom 3

Rear bedroom with radiator.

#### Bedroom 4

Rear bedroom with radiator, built in cupboards.

#### Bathroom

With WC, wash hand basin, roll top bath with shower over, ceramic wall tiling, radiator, heated towel rail, built in cupboards.





Living Room



Dining Kitchen





Bedroom One



Bedroom Two



Bedroom Three



Bedroom Four

### Outside:

Front parking space and forecourt, rear courtyard with a two-storey outbuilding suitable for a variety of uses, extensive mature lawned rear garden with stocked and shrubbed borders, decked terrace, pond, variety of trees including fruit trees, kitchen garden, stone built store, shed, greenhouse and Summer house. Separate garage located to the front left of the property.

### Services

Mains water, electricity, gas and drainage. Gas central heating. Solar panels and thermal store.

### Tenure

Freehold.

### Council Tax

Band D.

### Viewing

By appointment with Hackney and Leigh's Keswick office.

### Directions

From Cockermouth proceed on the A66 towards Workington and after approximately two miles turn left where signposted to Brigham. Continue for approximately one mile through the village of Broughton Cross and turn left where signposted for Greysouthen and enter the village. The property is situated in the row of houses on the left on Main Street.

### What3words

///collide.snug.grazes

### Price

Offers in the region of £425,000 are invited.

### Anti-Money Laundering Regulations (AML)

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (incl. VAT) per individual or £36.19 (incl. VAT) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. VAT).





Bedroom One



Rear Courtyard and Outbuilding





Rear Garden



Rear Garden

Request a Viewing Online or Call 01768 741741



# Meet the Team

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including evenings with our  
dedicated viewing team  
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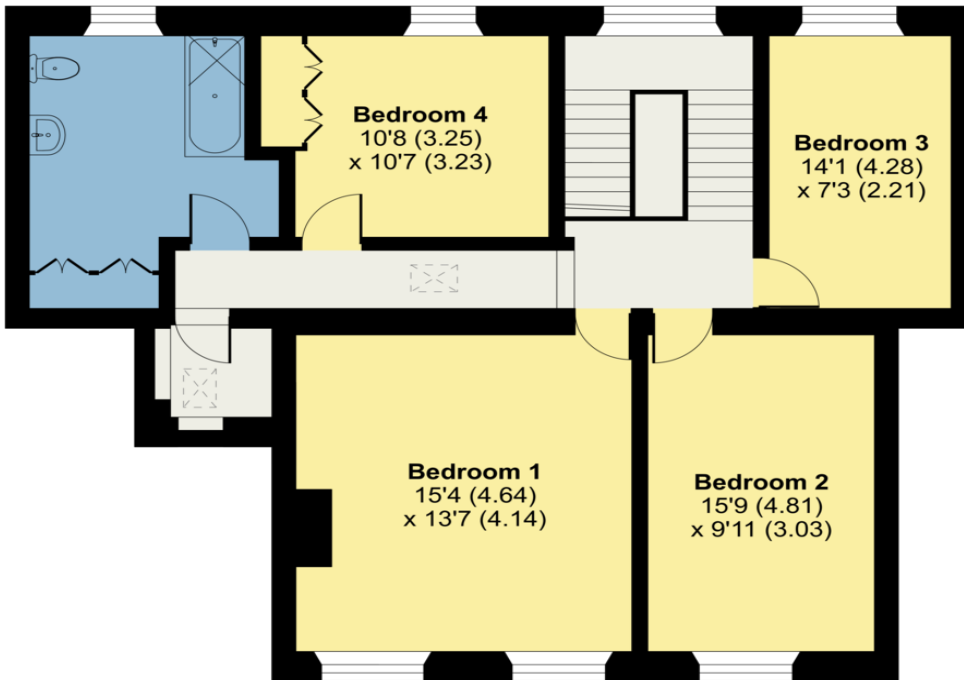
# 29 Main Street, Greysouthen

Approximate Area = 1957 sq ft / 181.8 sq m

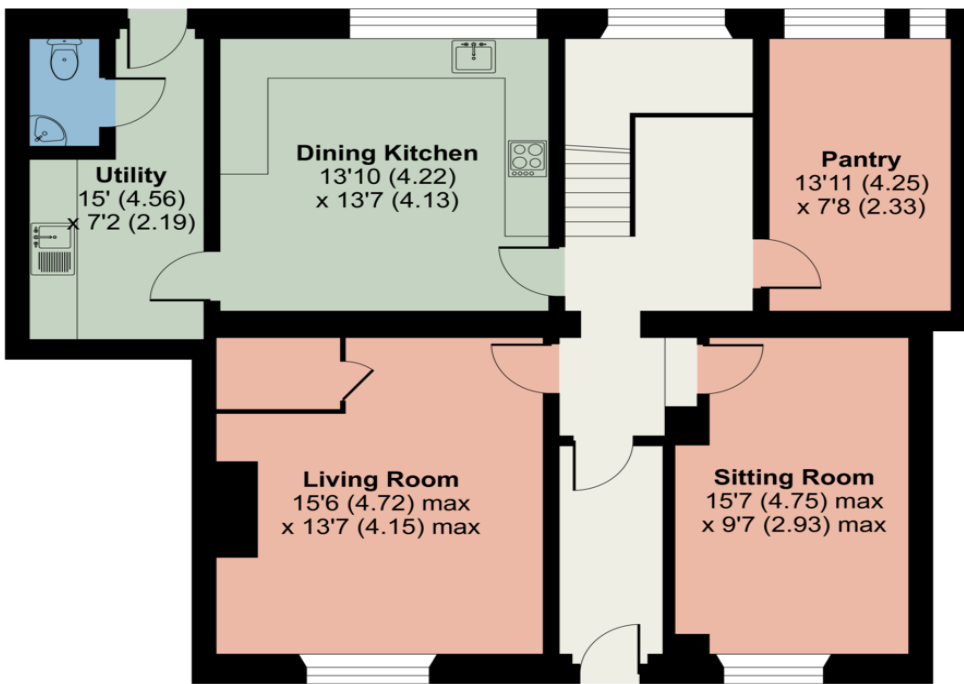
Outbuildings= 404 sq ft / 37.5 sq m

Total = 2361 sq ft / 219.3 sq m

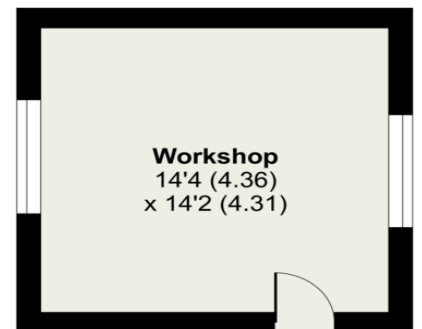
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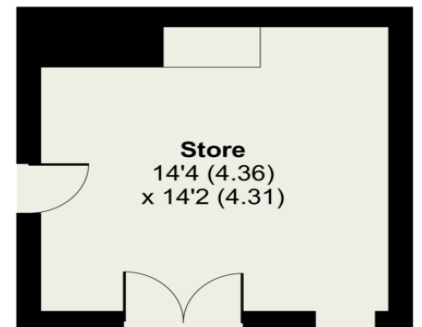
FIRST FLOOR



GROUND FLOOR



OUTBUILDING  
FIRST FLOOR



OUTBUILDING  
GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nitchecom 2025. Produced for Hackney & Leigh. REF: 1262181

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