



GRISDALES

PROPERTY SERVICES



Shrubland Back Corkickle, Whitehaven, CA28 7TS

£599,950

ONLINE VIEWING AVAILABLE

Offered with no onward chain, this absolutely stunning period property will be one of the most traditional and historic homes in Whitehaven. This beautiful home was built in 1882 by Lord Lowther for his Daughter as a Wedding Gift.

The current owners have fully renovated the property to a very high standard, including re-wiring throughout, re-decorating, new windows, new kitchen and bathrooms, new heating system and gas boiler, tanking of the cellar... whilst all these renovations have been done, the owners have retained a lot of the original features, mostly the stained glass windows, ship mast ceiling beams and amazing fireplaces.

The external of the property speaks for itself, set within an acre of land, comprising of extensive grassed lawn area accompanied by decorative shrubbery, large trees providing a private, tranquil space for relaxing and listening to the birds singing just waiting for the deer, hedgehogs, red squirrels and butterflies to pay a visit. The biggest added bonus is the huge driveway providing off road parking for multiple vehicles. To really appreciate this property you need to step inside, call us on 01946 693931 to arrange a viewing.

Helping you find your perfect new home...

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46/47 King Street, Whitehaven, Cumbria, CA28 7JH | T: 01946 693 931 | E: whitehaven@grisdales.co.uk

THINGS YOU NEED TO KNOW

The property benefits from gas central heating, double glazing, mains water and mains drainage.

ENTRANCE

Via large wooden black door, into:

HALLWAY

With decorative stained glass archway with wooden door, leading into:

MAIN HALLWAY

Radiator, stairs to first floor, large wooden door allowing access to the rear of the property, doors leading to:

DINING ROOM

15'7" x 14'0" (4.75 x 4.29)



Front aspect double glazed sash windows with garden view, Karndeian wooden flooring, radiator, gas fire with marble decorative surround. This room boasts decorative coving and ceiling rose in keeping with the tradition of the property.

RECEPTION ROOM

16'6" x 16'4" (5.03 x 5.00)



Front aspect double glazed sash window, radiator, decorative gold coving and ceiling rose. Log burner with marble fire surround and tiled hearth, wooden French doors leading to side driveway.

KITCHEN/DINING ROOM

25'2" x 12'7" (7.69 x 3.86)



Brand new fitted green wall and base units with complementary marble effect work surfaces, accompanied by floor length cupboards with space for a American style fridge/freezer, matching central island, integrated dishwasher, range cooker with black overhead extractor fan, black and

white tiled splashback. Side and rear aspect double glazed windows, white porcelain inset sink unit and drainer, brown Karndeian flooring, French doors leading to side of the property, radiator.

UTILITY ROOM



Range of navy blue wall and base units, white porcelain sink and drainer unit, marble effect work surfaces, radiator, white wall tiling, two rear aspect sash double glazed windows, plumbing for washing machine, door leading to:

DOWNSTAIRS SHOWER ROOM



Three piece suite comprising of walk-in shower with uPVC panelling around, WC and sink within storage unit. Side aspect frosted double glazed sash window, radiator.

BASEMENT LEVEL

The freshly tanked walls are lined with uPVC panelling. There is a large separate room for ideal for storage.

GAMES ROOM

18'6" into bay x 16'4" into bay (5.64 into bay x 4.98 into bay)



The basement room has been transformed into a large games room accompanied by shelving units set up by the current owners as a bar area. Front aspect double glazed sash windows, radiator, ceiling spotlights,

STORE

9'1" x 8'0" (2.79 x 2.46)

FIRST FLOOR LANDING

Stained glass sash window with garden view, radiator, doors leading to:

BEDROOM ONE

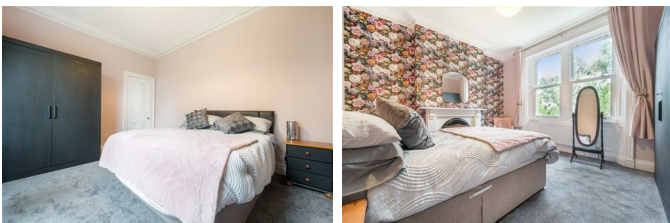
14'2" x 13'10" (4.32 x 4.22)



Front aspect and side aspect sash windows, double in size, radiator, decorative fireplace with surround.

BEDROOM TWO

13'10" x 12'0" (4.24 x 3.68)



Front aspect double glazed sash windows, radiator, double in size, decorative fireplace.

BEDROOM THREE

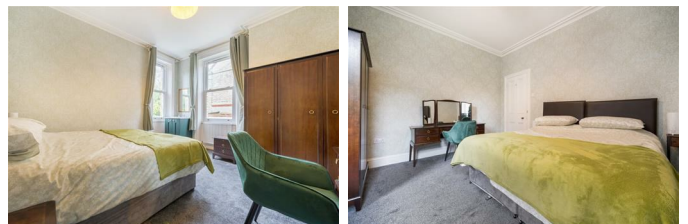
12'9" x 12'9" (3.89 x 3.89)



Rear aspect double glazed sash windows, radiator, double in size, decorative fireplace, built-in storage cupboards, sink and vanity unit.

BEDROOM FOUR

13'10" max x 10'11" (4.24 max x 3.33)



Rear and side aspect double glazed sash windows, radiator, double in size, sink in vanity unit.

FIRST FLOOR BATHROOM



Three piece suite comprising of walk-in shower with uPVC panelling around, WC and sink within vanity unit. Frosted double glazed sash window, black ladder style radiator.

SECOND FLOOR LANDING

Decorative stained glass sash window with garden view.

BEDROOM FIVE

16'2" x 12'2" (4.95 x 3.73)



Front aspect arched sash double glazed window, radiator, double in size, eaves storage cupboard, sloping ceiling with beams.

BEDROOM SIX

12'9" x 12'9" (3.91 x 3.89)



Velux window, radiator, double in size, sloping roof with ceiling beams.

BEDROOM SEVEN

16'0" x 7'10" (4.89 x 2.41)



Single in size, Velux window, eaves storage, radiator, sloping ceiling with ceiling beams.

SECOND FLOOR BATHROOM



Three piece suite comprising of freestanding bath with central tap and shower head, WC, sink within vanity unit with accompanied wall mounted light up mirror. Ceiling spotlights, front aspect double glazed arched sashed window, sloping ceiling with traditional beams, radiator.

FRONT EXTERNAL



Gated entrance leading to concrete steps, taking you to the front of the property where there is grassed lawn, decorative shrubbery and large trees making the property private from the road.

SIDE EXTERNAL



Continues throughout the trees with slopped pathway allowing easy access to the property. There is also parking for approximately 10 vehicles on the private driveway, which also houses a log storage area, attached to another external storage space.

REAR EXTERNAL



Provides extensive lawn area within private boundaries surrounded by large trees, decorative shrubbery, small stream flowing through the garden, large patio area, shilled pathway allowing easy access to all areas of the garden.

OUTBUILDING ONE

12'11" x 7'8" plus log store (3.96 x 2.34 plus log store)

OUTBUILDING TWO

DIRECTIONS

From Whitehaven Town Centre and at the traffic lights on Scotch Street, take the left turning onto Lowther Street. Follow Lowther Street into Flatt Walks, passing Morrisons on the right and Whitehaven Castle on the left. At the traffic lights, continue straight ahead. The drive to Shrublands will be on the left hand side at the start of Inkerman Terrace.

COUNCIL TAX

We have been advised by Cumberland Council (01946 598300) that this property is placed in Tax Band E.

VIEWING ARRANGEMENTS

To view this property, please contact us on 01946 693931.

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.

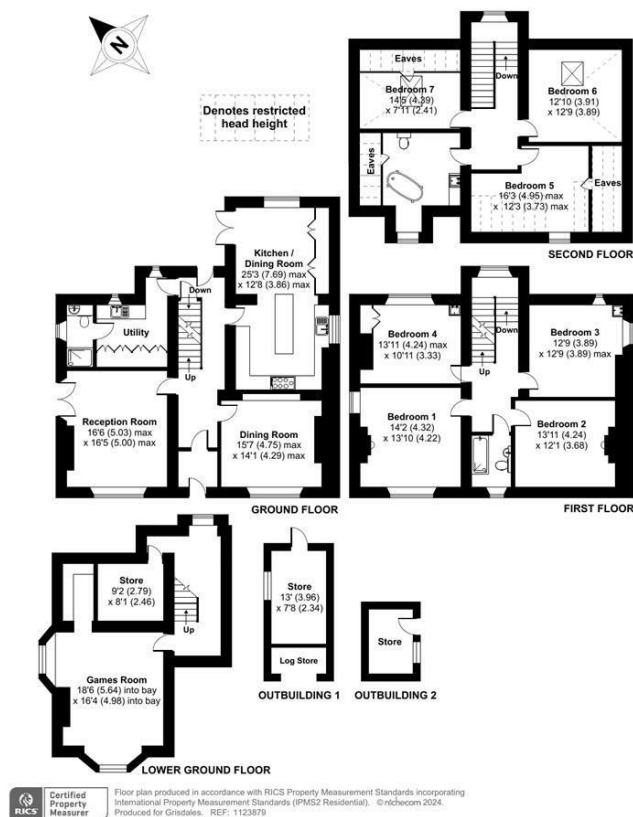
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

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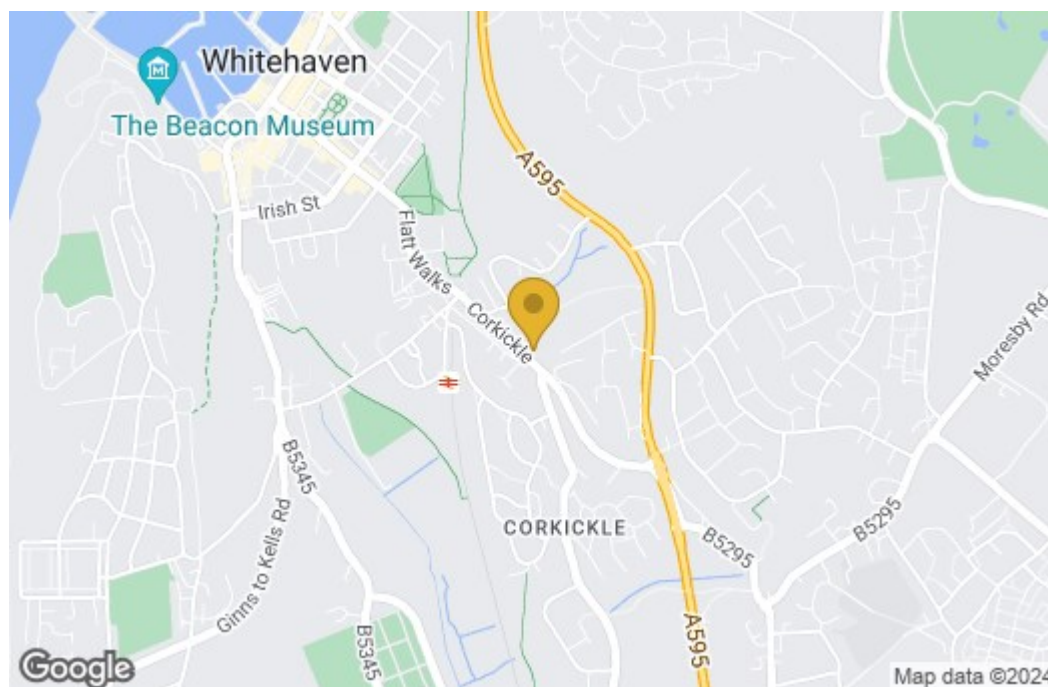
Floor Plan

Shrubland, Back Corkickle, Whitehaven, CA28

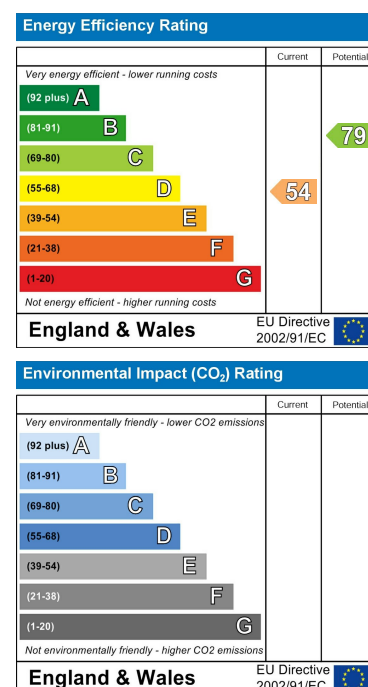
Approximate Area = 3237 sq ft / 300.7 sq m
 Limited Use Area(s) = 264 sq ft / 24.5 sq m
 Outbuilding = 186 sq ft / 17.2 sq m
 Total = 3687 sq ft / 342.5 sq m
 For identification only - Not to scale



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