



GRISDALES

PROPERTY SERVICES



Ullgill Barn , Whitehaven, CA28 6PL

£399,950

ONLINE VIEWING AVAILABLE

This sizeable, traditional barn conversion offers so much space inside and out. With three reception rooms, two bathrooms, gorgeous kitchen diner, utility, four double bedrooms... the list goes on! And there's no need to stop there, with meticulously maintained driveway, seating areas and extensive greenery, this much loved family home provides excellent space for relaxing and entertaining both internally and externally. This is a rare opportunity for a property of this stature to become available in this area so it won't be around for long! Call us today on 01946 693931 to arrange a viewing.

Helping you find your perfect new home...

www.grisdales.co.uk

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 mains gas, mains water and drainage and double glazing throughout.

ENTRANCE

The property is entered via a porch leading to front door. Leads into:

HALLWAY

Radiator. Stairs to first floor. Doors leading to:

LOUNGE

17'1" x 12'7" (5.21 x 3.84)



Two rear aspect and large front aspect double glazed windows. TV points. Gas fire with decorative surround. Dining room. Radiator.

KITCHEN DINER

16'11" x 11'3" (5.18 x 3.43)



A range of modern grey gloss wall and base units with complementary work surfaces. Integrated gas hob and electric oven with overhead extractor fan. Floor and wall tiling. Radiator. Patio doors leading to rear external.

UTILITY

12'7" x 10'9" (3.86 x 3.30)



Range of wooden wall and base units with complementary work surfaces. Sage green wall tiling and beige marble effect floor tiling, storage cupboard. Boiler.

DINING ROOM

11'5" x 10'7" (3.48 x 3.23)



Rear aspect double glazed window. Radiator.

PLAYROOM

10'7" x 8'11" (3.23 x 2.74)



Versatile room to suit owners needs. Radiator, rear aspect double glazed window.

DOWNSTAIRS BATHROOM



Three piece suite comprising of walk-in shower, WC and basin. Floor and wall tiling.

FIRST FLOOR LANDING



Storage cupboard. Radiator. Doors leading to:

BEDROOM 1

14'4" x 9'3" (4.39 x 2.84)



Double in size. Radiator. Velux window. Built in wardrobes. Patio doors leading to Juliet balcony.

BEDROOM 2

12'7" x 11'1" (3.84 x 3.38)



Double in size. Radiator. Velux window. Loft hatch leading to storage, part boarded.

BEDROOM 3

11'1" x 9'1" (3.38 x 2.79)



Double in size. Radiator. Velux window. Fitted wardrobes.

BEDROOM 4

12'7" x 11'1" (3.84 x 3.38)



Double in size. Radiator. Velux window. Fitted wardrobes.

BATHROOM



Three piece suite comprising of bath with overhead shower, WC and basin . Radiator. Velux window. Wall tiling.

FRONT EXTERNAL



Shared access to private block paved driveway for 2 – 3 vehicles. Large patio seating area.

DOUBLE GARAGE

21'9" x 16'7" (6.63 x 5.08)



Double in size. Electric and lighting fitted. Up and over pull doors.

REAR EXTERNAL



Large concreted area accompanied by grassed lawn. The property has a right of way to the external to the bridle path.

DIRECTIONS

Howgate is situated on the old road running between Distington and the new roundabout on the A595 - on reaching Howgate, the property is situated on the left hand side displaying a Grisdales for sale board.

COUNCIL TAX

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

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.

*Please note these details have yet to be approved by the vendors.

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.

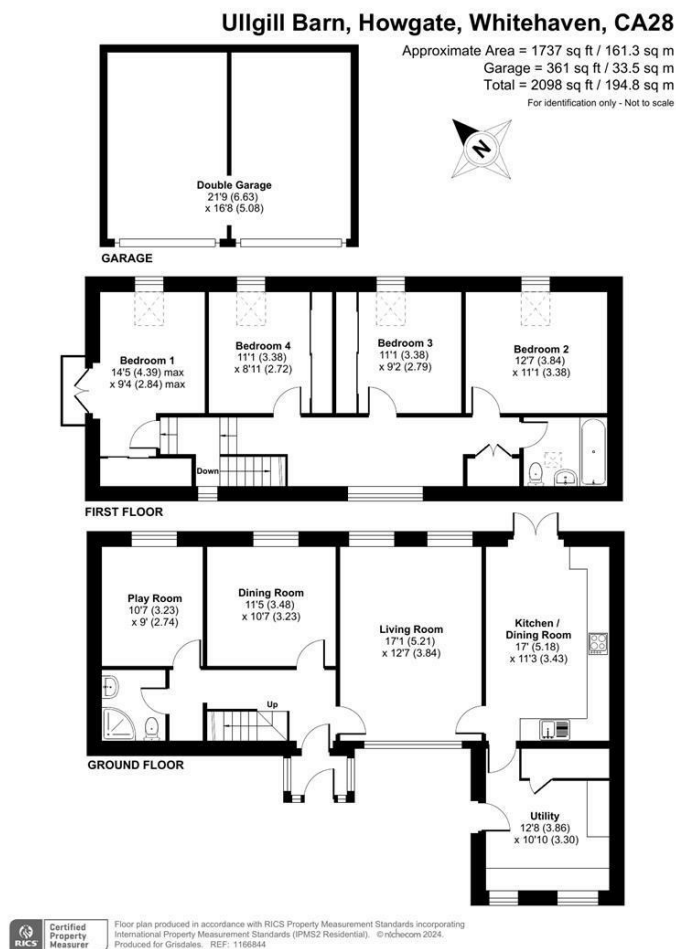
MORTGAGE ADVICE

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.

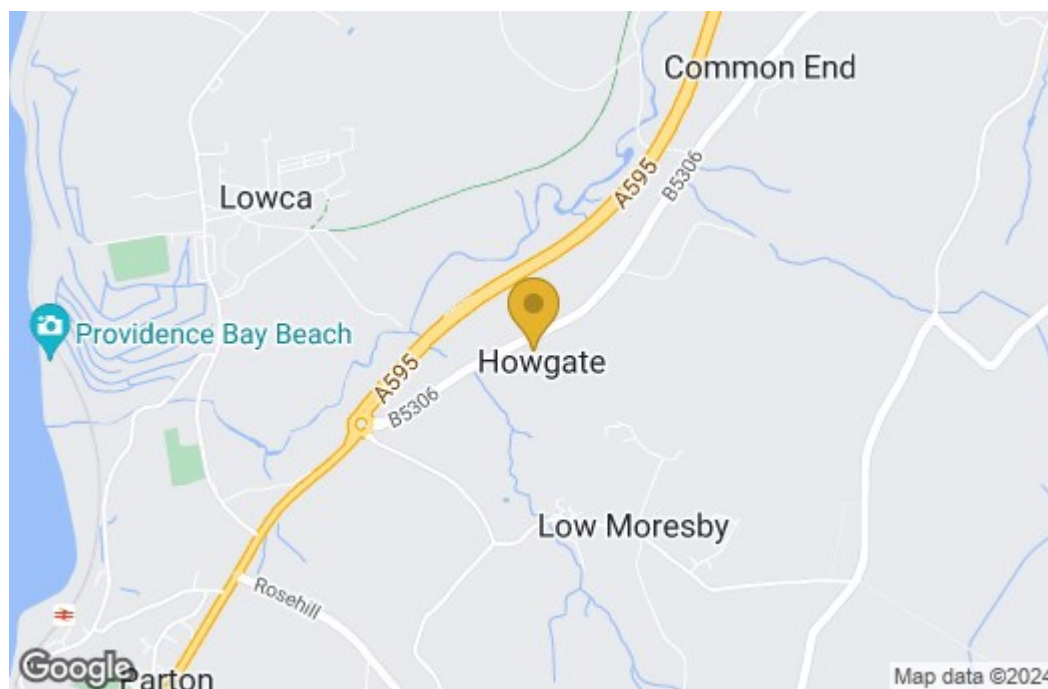
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

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.

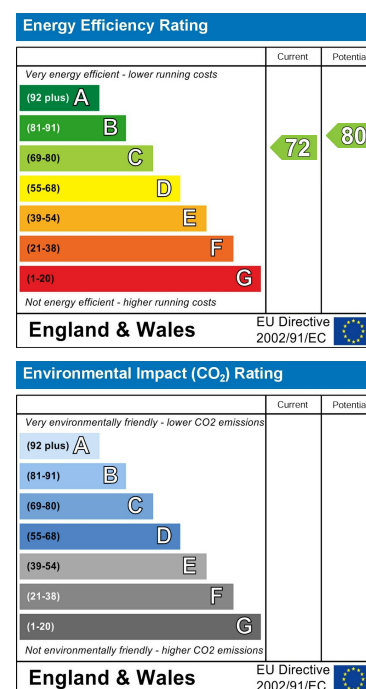
Floor Plan



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.