



GRISDALES

PROPERTY SERVICES



Hardingill House and Well Cottage , Seascale, CA20 1AH

£465,000

ONLINE VIEWING AVAILABLE

A rare opportunity for this superb listing, located in a popular village within the western fells and inside the Boundaries of the National Park has so much to offer, it's difficult to know where to begin.. Starting with the main building, once a very successful pottery business, providing courses and beautiful pieces of art for all to enjoy, whilst also being a much loved family home! HARDINGILL HOUSE has many components from spacious bedrooms, cosy reception rooms, fully equipped bathrooms.. the list goes on! To make this property even more appealing there is a self contained, modern flat above enabling extra space for all the family to enjoy or a ready made rental income possibility! In keeping with the previous business theme, this flat is quite rightly called POTTERS FLAT.

Moving on to another property, in keeping with the luxury coastal home theme sweeping the village of Gosforth, I present to you WELL COTTAGE.. This cosy cottage has been a successful holiday let for many years and is still well equipped to be the same again, boasting it's own private garden, a perfect haven for relaxing in! Property's like these don't come to market often so be quick to consider a viewing, call us today on 01946 693931 to arrange.

Helping you find your perfect new home...

www.grisdales.co.uk

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THINGS YOU NEED TO KNOW

The property benefits from Mains water, Mains Gas and Mains Electric.

There are a mixture of double and single glazed windows throughout.

There are Solar panels on Well Cottage.

Self contained flat on the first / second floor of Hardingill House has it's own private external entrance.

HARDINGILL HOUSE



POTTERS FLAT Opportunity for rental income for this self contained holiday cottage, within the boundaries of main house.

ENTRANCE HALL

10'11" x 5'2" (3.33 x 1.60)

Via wooden door, not currently used as entrance by current Vendor, converted into pantry.

LIVING ROOM 1

14'9" x 14'4" (4.50 x 4.37)



Front aspect windows with shutters and secondary glazing, window seats with under seat storage, log burner, door leading to Workshop two.

FRONT WORKSHOP

25'4" x 16'0" (7.74 x 4.90)



Previously the pottery business. Front aspect single glazed windows, side door to external. Plumbing connected.

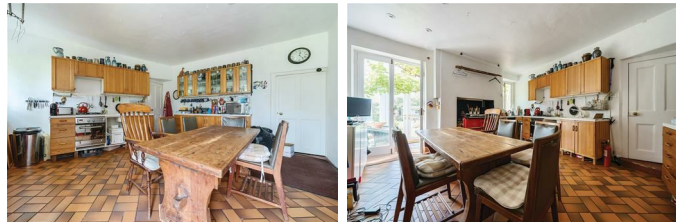
UTILITY

Access from front workshop, brown wooden wall units, plumbing for washing machine door leading to:

DOWNSTAIRS WC AND SINK

KITCHEN

16'4" x 12'4" (4.98 x 3.78)



Brown wooden wall and base units with work surfaces, Rayburn Aga, gas hob and electric oven, cream inset sink unit, brown tiled flooring, patio doors leading to:

CONSERVATORY

16'11" x 7'4" (5.16 x 2.26)



Concrete floor, double glazed windows and doors boasting gorgeous garden views, open doorway leading int:

WORKSHOP TWO / GARDEN ROOM



Patio doors leading to garden, plumbing and sink fitted, ideal storage space with cupboards fitted, radiator.

FIRST FLOOR LANDING

Curtained storage housing immersion tank and radiator header tank., Velux window,

POTTERS FLAT

Please note, this can be a self contained property providing immediate rental income for the new owners. As per the floorplan Bedroom 1,4 and 6, Living room 2, First floor kitchen and shower room make up Potters Flat.

GUEST ROOM WITH EN SUITE



Versatile space set up by the current owner with a single bed in, however it would also work well as an office /playroom etc., radiator, two Velux windows. Leads straight into Shower room with W.C and sink.

BATHROOM



Three piece beige suite comprising of bath with overhead shower, W.C and sink, radiator, white patterned wall tiles.

BEDROOM 2

13'6" x 9'8" (4.14 x 2.95)



Double in size, radiator, rear aspect window, fitted wardrobes with sliding doors.

BEDROOM 3

10'11" x 8'5" (3.33 x 2.59)



Large single room, front aspect sash window, radiator.

BEDROOM 4

10'9" x 8'2" (3.30 x 2.49)



Double in size, double glazed window, radiator, shaving point, white wooden wall paneling.

BEDROOM 5

8'4" x 8'4" (2.56 x 2.56)



Single in size, front aspect sash window, radiator, fitted desk and built in storage cupboard, original wood flooring.

BEDROOM 6

8'9" x 6'2" (2.67 x 1.88)



Single in size, radiator, double glazed front aspect window, white painted sandstone walls, built in storage cupboard.

SHOWER ROOM



Walk in shower (Upvc wall panelling) and Sink. Cream wooden wall panels with complimentary blue and white tiles., shaving point. Seperate W.C.

FIRST FLOOR KITCHEN

16'4" x 6'5" (4.98 x 1.96)



(POTTERS FLAT) Range of mint green wall and base units with complimentary work surfaces, integrated gas hob and electric oven, wooden wall paneling, wall mounted boiler, Velux window,

SECOND FLOOR

LIVING ROOM 2



(POTTERS FLAT) Multiple Velux windows allowing natural light to flow through, beautiful white painted sandstone walls, wooden wall and ceiling panels, radiator,

REAR EXTERNAL



Large lawned area, with gorgeous views and decorative shrubbery. Large wooden shed and log store. Spacious off road parking for 4/5 cars.

WELL COTTAGE



For immediate use as a business enterprise opportunity as a holiday let (current owner previously utilised this) Interconnecting door form the main Hardingill House.

ENTRANCE

Via wooden door leading into hallway. Storage cupboard, Worcester boiler.

BATHROOM



Three piece suite comprising of bath with overhead shower, W.C and sink, chrome ladder style radiator, single sash window.

BEDROOM 3

7'3" x 6'3" (2.21 x 1.93)



Downstairs. Rear aspect window, single in size, radiator, exposed decorative sandstone walls.

RECEPTION ROOM

13'8" x 11'7" (4.17 x 3.54)



Floor length windows allowing lots of natural light, Upvc part glazed door to rear garden, stairs to first floor.

KITCHEN / DINING ROOM

14'9" x 14'2" (4.52 x 4.32)



Range of green wall and base units with complementary work surfaces, integrated separate fridge and freezer, plumbing for washing machine, electric hob and oven with overhead extractor hood, radiator, usb sockets, front aspect window. Ample space for dining table and chairs.

BEDROOM ONE

11'3" x 11'3" (3.45 x 3.43)



Double in size, radiator, decorative fireplace, front aspect window. Door leading to:

EN SUITE



Three piece suite comprising of walk in shower, W.C and sink (macerator), extractor fan, white painted sandstone walls.

WC AND SINK

BEDROOM TWO

10'0" x 10'0" (3.07 x 3.05)



Double in size, radiator, window, rear aspect window, decorative fireplace.

EN SUITE



Three piece suite comprising of walk in shower, W.C and sink, white wall tiling.

EXTERNAL



Private garden comprising of grassed lawn and decorative shrubbery. Off road parking to the side for 4/5 cars.

COUNCIL TAX

We have been advised by Cumberland Council that Hardingill House is placed in Tax Band B. Well Cottage does not have a Council tax rating due to being a recent holiday let.

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.

Hardingill House and Well Cottage , Seascale, CA20 1AH

Floor Plan

Gosforth, Seascale, CA20

Approximate Area = 2878 sq ft / 267.3 sq m (excludes void)
 Limited Use Area(s) = 279 sq ft / 25.9 sq m
 Total = 3157 sq ft / 293.2 sq m
 For identification only - Not to scale



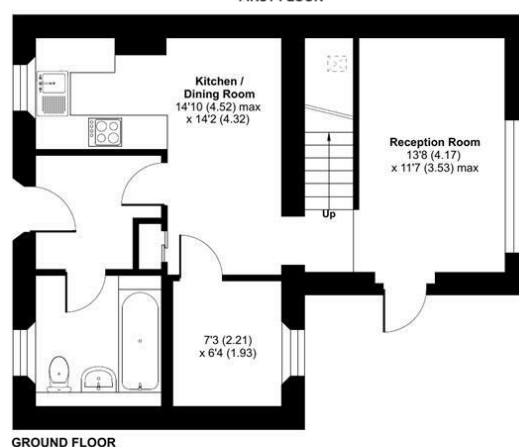
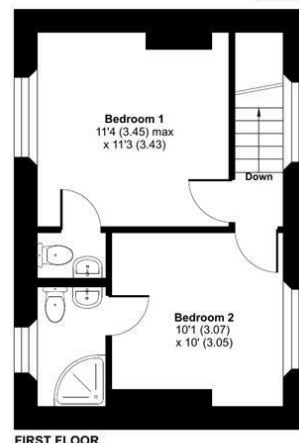
Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Gridsales. REF: 1163052

Well Cottage, Gosforth, Seascale, CA20

Approximate Area = 797 sq ft / 74 sq m
 For identification only - Not to scale

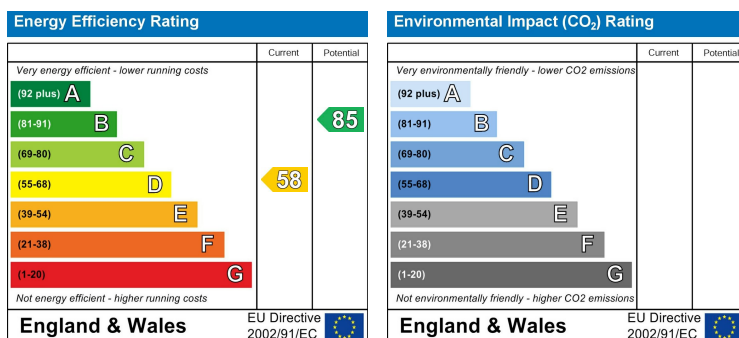


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Area Map



Energy Efficiency Graph



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