



GRISDALES

PROPERTY SERVICES



High Ghyll Foot High Ghyll Foot, Gosforth, CA20 1AH

£284,500

A great home for entertaining friends and family alike. Welcome to this superb, recently extended semi-detached home located in the sought-after area of Gosforth, Seascale. This property boasts a spacious reception room, two/three cosy bedrooms, and a modern bathroom, making it the perfect family home or ideal Holiday Home - pleasantly sitting close to all The Lake District National Park has to offer.

The stunning kitchen is sure to be the heart of the home with Additional Utility room, ground floor toilet and access to the beautiful, well maintained rear garden incorporating raised seating spaces and a fantastic lawn for the children to play. One of the standout features of this property is the off-road parking available for two vehicles, ensuring convenience for you and your visitors.

Situated in a desirable location, this home offers not just a place to live, but a lifestyle. With its charming character and modern amenities, this property in Gosforth is a rare find that you wouldn't want to miss. To arrange your viewing, call us today on 01946 693931.

Helping you find your perfect new home...

www.grisdales.co.uk

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THINGS YOU NEED TO KNOW

The property is Freehold and offers mains gas, electric and water supplies.

Please note that since the existing EPC was conducted, the property has been extended at the rear from the Kitchen.

LOUNGE

15'8" x 13'1" (4.78 x 4.01)



Step inside this cosy, beautifully presented reception room with working fireplace, front aspect double glazed window, stairs to the first floor, handy storage space - perfect for shoes and coats and door to:

EXTENDED KITCHEN/ DINING ROOM

15'8" x 9'10" + 13'3" x 9'6" (4.78 x 3.00 + 4.06 x 2.90)



The perfect family space. Extended brilliantly to allow for the modern fitted kitchen finished in a blue and white contemporary style with quality tiled flooring, Leading to ample of dining with double glazed patio doors accessing the rear garden.

Please note: The Freestanding Cooker and log burner is not included within the sale,

Door to:

UTILITY ROOM

5'6" x 4'0" (1.68 x 1.24)



Handy space with plumbing available and access to:

W.C



Modern two piece suite comprising of a WC and wash hand basin set inside storage with contemporary black tiled splash back.

BACK FROM THE LOUNGE

Stairs lead to:

FIRST FLOOR LANDING

Doors to:

BEDROOM ONE

14'7" max x 13'3" max (4.45 max x 4.06 max)



Master Double bedroom facing front aspect.

BATHROOM



White three piece suite comprising off free standing bath sitting on crows feet with mixer tap, shower head and shower over, W.C and wash hand basin. Fully tiled walls and flooring.

BEDROOM THREE

10'0" x 9'8" max (3.07 x 2.95 max)



Double bedroom facing rear aspect.
Access to, second floor:

BEDROOM TWO/ ATTIC ROOM

13'10" x 13'3" max (4.24 x 4.04 max)



Versatile space, which could handily be used as a bedroom or home office with ample of storage available.

EXTERNALLY



To the front of the property is a small courtyard paved garden with access around the side and to the rear.

From the moment you step out of the double doors from the Kitchen/ Dining Room, you feel like you could be anywhere! The garden has been meticulously maintained by the current owners and offers a mix of seating areas, outbuildings, raised decks and turfed lawn - making it perfect for any family with children and/or animals.

The property also benefits from off road parking for two vehicles behind the top of the garden.

COUNCIL TAX

We have been advised by Copeland Borough Council (01946) 852585 that this property is placed in Tax Band C

DIRECTIONS

From the A595 approach the village of Gosforth. Continue down Hardingill and the property can be found on the left hand side before reaching the 'Wild Olive' restaurant.

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

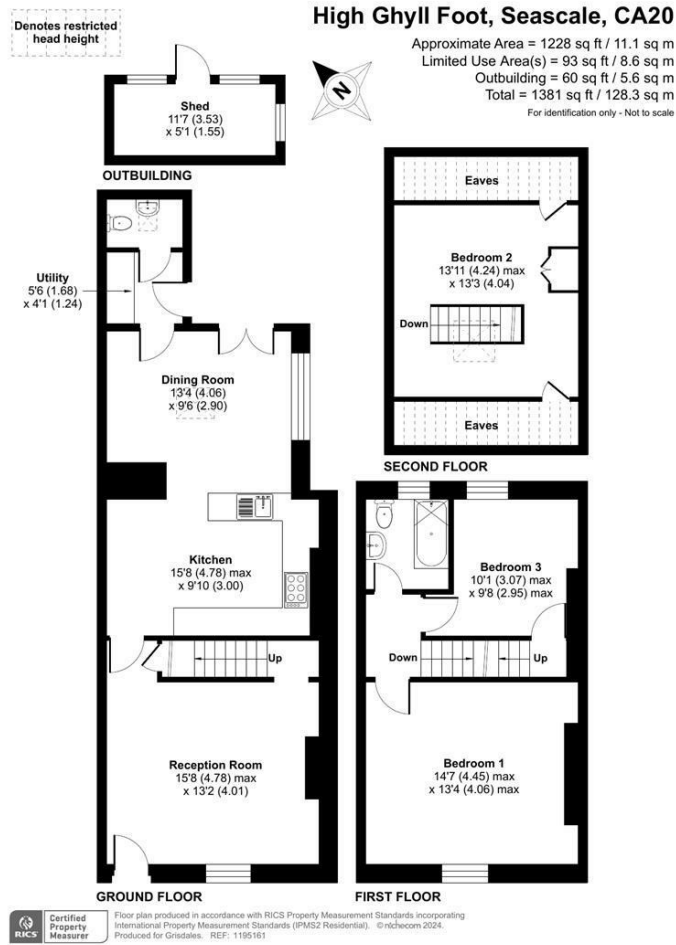
Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

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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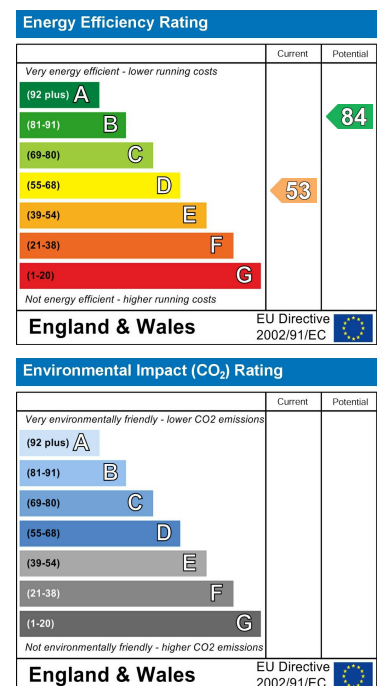
Floor Plan



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.