



GRISDALES

PROPERTY SERVICES



Fernstock Lodge Fernstock Hill, Seascale, CA20 1LD

£395,000

This charming detached house located in the picturesque Fernstock Hill, Seascale with views you will just love.

Upon arrival, you will be greeted by the attractive kerb appeal of this home, setting the tone for what lies inside. The lovely garden, along with off-road parking, offers convenience and a touch of nature right at your doorstep. One of the highlights of this property is the sunroom, perfect for enjoying the natural light and the sunny patio seating area, ideal for relaxing or entertaining guests while taking in the spectacular views that this location has to offer.

Inside, the house is beautifully presented, with a lovely family kitchen and dining area that is sure to be the heart of the home. Whether you are enjoying a quiet meal with your family or hosting a gathering with friends, this space provides the perfect setting for any occasion. If this is not enough, there are two further reception rooms, three double Bedrooms and three Bathrooms - perfect for the growing family!

To arrange a 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 has a 12V system throughout to the electric plug sockets.

All the doors are sized for accessibility for wheelchair users.

The property has underfloor heating throughout, and a ventilation system in place.

The property has a rainwater harvester to service the W.Cs and Washing machine.

The property is sheep wool insulated.

The property has solar panels which are owned. (Hot water) & has a whole house hoover system.

The property offers main services and has a water meter.

ENTRANCE HALLWAY



A warm and spacious welcome with under stairs storage cupboard for pipe access, slate flooring, stairs to the first floor landing and doors to:

LIVING ROOM

23'5" x 12'11" max (7.14 x 3.94 max)



The wood burning stove is a warm and cosy addition to this spacious, family sized Living room with the benefit of double doors to access the rear garden.

STUDY

10'7" x 8'7" (3.25 x 2.64)



Versatile space which could handily be used as a snug, toy room or home office.

KITCHEN

22'4" x 9'8" (6.83 x 2.95)



The true heart of the home. Offering great space incorporating open plan Kitchen/ Living/ Dining Room. The Kitchen offers a range of high gloss white base units and black gloss wall units with complimentary work surfaces, inset sink unit, Integral AEG double over, electric hob with stainless steel extractor hood over, integral Microwave, Integral dishwasher and under counter fridge freezer. Leading into:

DINING ROOM

13'3" x 12'7" (4.06 x 3.84)



With easy access to the rear garden, this makes great family

dining space or additional reception space.
Back from the Kitchen, door to:

UTILITY ROOM

Grey wall and base units with complimentary work surfaces, plumbing for a washing machine, door for rear access and door to:

W.C.

Handy ground floor W.C, perfect for families with children.

BACK FROM THE ENTRANCE HALLWAY, STAIRS TO THE FIRST FLOOR LANDING

FIRST FLOOR LANDING

African wooden oak galleried staircase, with doors leading to:

BEDROOM ONE

13'1" x 9'3" (3.99 x 2.82)



Master Double Bedroom facing front aspect with stunning fell views, two double wardrobes and door to:

EN-SUITE SHOWER ROOM



Stylish three piece suite comprising of a shower cubicle, W.C, wash hand basin, partly tiled walls and flooring.

BEDROOM TWO

11'8" x 10'7" max (3.56 x 3.25 max)



Double bedroom facing front aspect with two inbuilt double wardrobes and loft access.

BEDROOM THREE

12'11" x 8'0" max (3.96 x 2.46 max)



Double bedroom facing rear aspect with door to:

EN-SUITE SHOWER ROOM



Spacious three piece suite comprising of a large shower cubicle, W.C, wash hand basin and tiled flooring.

FAMILY BATHROOM



Large four piece suite comprising of double shower cubicle with contemporary tiled surround, Jacuzzi bath, W.C, wash hand basin and tiled flooring.

EXTERNAL FRONT



This property makes a great first impression from it's pretty front aspect allowing ample room for off road parking and gated access to the rear.

EXTERNAL REAR



A true family home with a lovely balance of internal to external space. The rear external has so much to offer including two patio areas, lawn and access to the Garage and Sun Room.

SUN ROOM

10'2" x 8'11" (3.12 x 2.72)



This fantastic addition is just 2 years old and is usable in many ways and benefits from power.

GARAGE

13'1" x 12'11" (4.01 x 3.96)



Detached garage, ideal for storage with up and over door.

COUNCIL TAX

We have been advised by Cumberland Council (01946) 852585 that this property is placed in Tax Band D

DIRECTIONS

Travel South from Whitehaven on the A595 to Gosforth, turn right towards Seascale. As you enter the village, follow the road towards Seascale Beach continuing along Gosforth Road and turning left onto Hallsenna Road. Follow the road passing Wastwater Rise turn off, until you reach the country lane. Turn Right down the lane and the property can be located on the right hand side.

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.

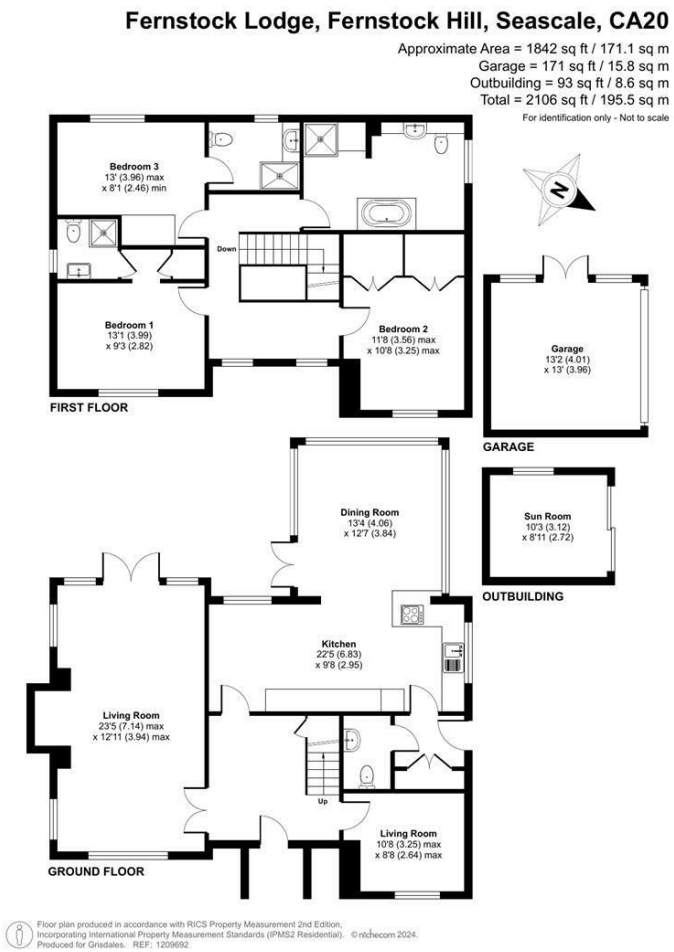
MORTGAGE ADVICE

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.

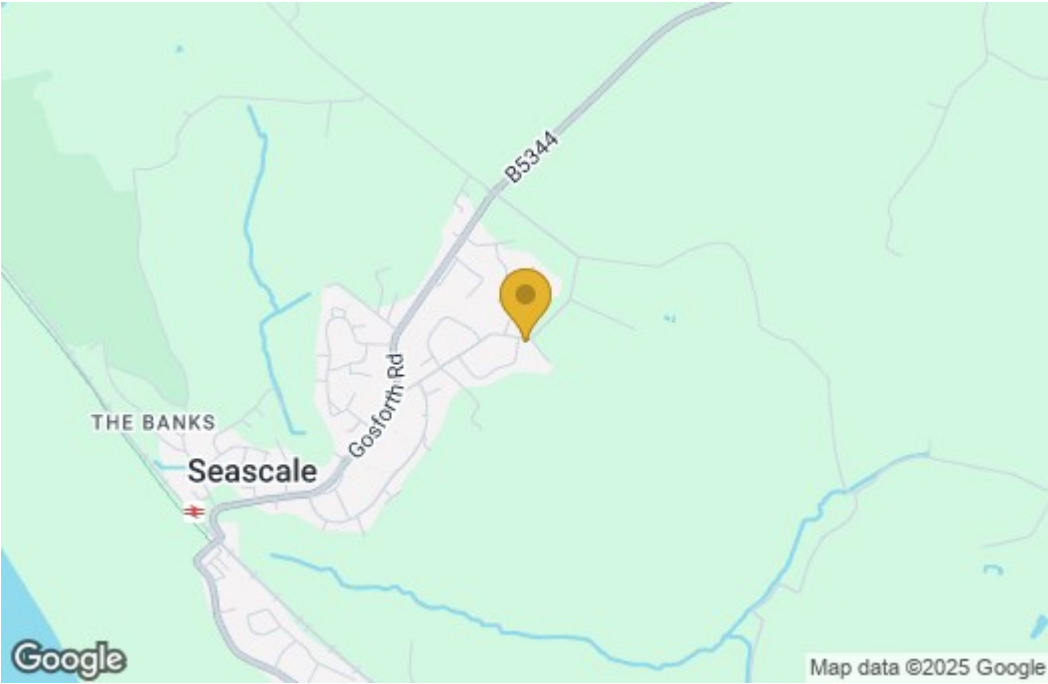
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

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.

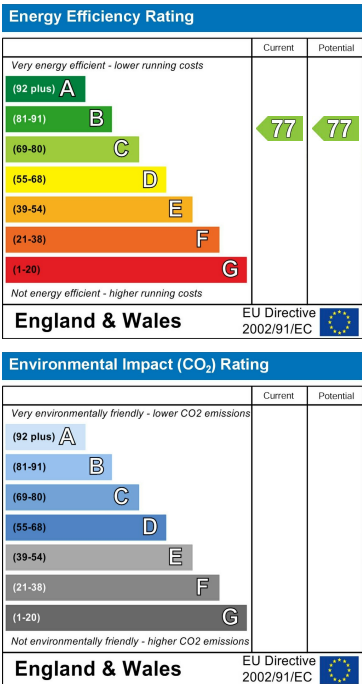
Floor Plan



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.