



## Jackson , Holmrook, CA19 1YB

**£695,000**

On the edge of the Lake District National Park, nestled in the picturesque area of Hallsenna, Holmrook, this remarkable detached house, built in 1882, presents a unique and rare opportunity for those seeking a blend of history and rural living. Set within an expansive plot of approximately 10 acres, the property is surrounded by stunning wildlife including badgers, owls, foxes, birds.

With three generously sized reception rooms and four double bedrooms, with a little TLC, this property could be the perfect family home. The extensive and serene outdoor environment makes this property ideal for someone looking to broaden their horizons, with acres of land, pond, stores, outbuildings...the list is endless making this an opportunity not to be missed.

Call us today on 01946 693931 to take a look around.



## THINGS YOU NEED TO KNOW

The property benefits from mains electricity and mains water. The property has a septic tank and a water metre. Central heating is by solid fuel with the boiler located in the Lounge. All decorative fireplaces are original.

Septic tank: The septic has not been surveyed and may not comply with new regulations 'General Binding Rules' (effective 1st January 2020) enforced by the Environment Agency, which did not allow septic tank discharge directly into surface water. It is the responsibility of the Purchaser to ensure that a compliant system is in place at his/her own cost within 12 months of purchase.

## ENTRANCE



Entrance is via wooden front door into hallway, two radiators, original pitch pine staircase leading to 1st floor, doors leading to:

## RECEPTION ROOM THREE

13'8" x 10'11" (4.19 x 3.33)



Front aspect sash window, radiator, closed fireplace within decorative surround.

## FAMILY ROOM

14'11" x 14'9" (4.57 x 4.50)



Front aspect single sash window, open fireplace within decorative surround alongside log burning fire, radiator.

## STORE ROOM



Single glazed rear aspect window, radiator.

## RECEPTION / DINING ROOM

16'7" x 16'7" (5.07 x 5.08)



Dual aspect windows, one single sash glazed, one double glazed. Log burning fire within decorative brick around. Two radiators, built in storage cupboards, door leading to:

## KITCHEN

51'10" x 10'0" (15.8 x 3.07)



Range of wooden wall and base units with wooden work surfaces. Stainless steel inset sink and draining unit. Single pane sash window, wooden door leading to rear external, plumbing for washing machine, original hooks and suspended drying rack from ceiling with original stove set within wall.

\*White goods can be included if a Purchaser wishes to have them\*

## FIRST FLOOR LANDING

First floor landing, rear aspect double glazed window, radiator, stained glass hatch leading to the loft, doors leading to:

## BATHROOM



Two piece suite comprising of walk in shower and wash basin. Single paned sash window, radiator, built in storage cupboard with shelving. UPVC panelling to some walls.

## SEPARATE W.C



WC with frosted single pane sash window.

## BEDROOM ONE

18'4" x 11'10" (5.59 x 3.61)



Double in size, two side aspect single pane sash windows. Open fireplace within decorative surround, radiator.

## BEDROOM TWO

18'0" x 11'5" (5.49 x 3.48)



Front aspect, single pane sash window, double in size, radiator, decorative fireplace.

## BEDROOM THREE

17'7" x 11'10" (5.38 x 3.61)



Double in size, single paned sash window, radiator.



## BEDROOM FOUR

14'7" x 14'7" (4.47 x 4.47)



Double in size, radiator, front aspect single pane sash window, decorative fireplace, two large walk in storage cupboards.

## DRONE PHOTOGRAPHY



## ELEVATED VIEWS



## EXTERNALLY



The property benefits from an expansive plot (approx. 10 acres) including various extensive pieces of grassed lawn, orchard and pond.

## ORCHARD

The fabulous orchard includes, apple trees, plum trees, blackcurrant bush, pear trees, walnut tree, gooseberries. Greenhouse is also provided.

## OUTBUILDINGS / BARNs / STORES



Potential for conversion (STPP)

## TITLE PLAN



## DIRECTIONS

Take the A595 from Whitehaven towards Barrow, continue straight until you reach the sign for Seven Acres caravan park, then take the opposite right turn which leads you down a country lane towards the property. The property will be located on the righthand sign displaying a Grisdales for sale sign.

## 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 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 REGULA

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.

