



## Hope Cottage 2 Hope Pit Cottages, Cleator Moor, CA25 5ST

**£160,000**

Nestled in a peaceful and private location, this 3-bedroom semi-detached property offers a rare opportunity for those looking to put their own stamp on a home with great potential. Set on a generous plot with extensive gardens and additional land, this property is perfect for keen gardeners, families, or anyone seeking outdoor space.

Inside, the house offers a well-proportioned layout, including a spacious sitting/dining room ideal for family living, kitchen, three bedrooms and a large bathroom. While the property would benefit from some modernisation and TLC, it presents a fantastic blank canvas to create your ideal home.

To arrange your viewing call us on 01946 693931



## THINGS YOU NEED TO KNOW

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

The property has an LPG Calor Gas Tank.

The property has a septic tank with a soak away shared with the neighbouring property, and is positioned within the rear garden.

The owner has recently had the gable end re-rendered (May 2025)

There is Japanese Knot Weed present at low height along the borders in the corner of the rear garden, a 6 year management plan has been completed. During the last assessment this was 75% clear (2024)

A further 2 year treatment was recommended, and those assessments is due August 2025 & 2026 - The current owner will cover these expenses.

## ENTRANCE PORCH

Providing access to:

## SITTING/ DINING ROOM

25'3" x 12'11" (7.70 x 3.95)



Generous lounge with front and rear double glazed window, the front window includes custom shutters, bricked up fire place with wooden mantle over, two radiators, stairs to the first floor and door to:

## KITCHEN

12'1" x 8'3" (3.70 x 2.52)



Range of solid oak wall and base units with work surfaces and tiled surrounds, space for a free standing cooker, inset sink unit, plumbing for a washing machine, radiator, dual aspect double glazed windows and door to:

## REAR PORCH

Handy porch to kick off your shoes after a day in the extensive gardens.

## BACK FROM THE SITTING/ DINING ROOM

Stairs lead to:

## FIRST FLOOR LANDING

Doors provide access to:

## BATHROOM



Large bathroom housing a Heritage white three piece suite comprising of a bath, W.C and wash hand basin. Partly tiled walls, double glazed frosted glass window, radiator and airing cupboard.

## BEDROOM THREE

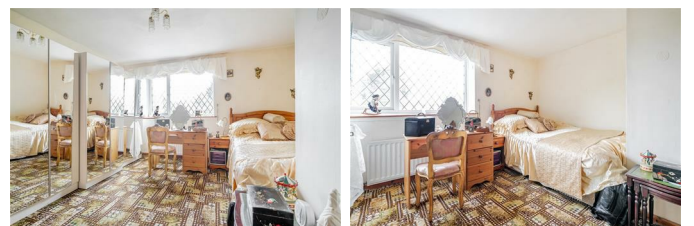
12'3" x 6'8" (3.74 x 2.04)



Generous single bedroom with double glazed window, radiator and cubby space.

## BEDROOM TWO

13'1" x 12'8" max (3.99 x 3.87 max)



Good sized Double bedroom with double glazed window and radiator.

## BACK FROM THE FIRST FLOOR LANDING

Stairs lead to:

## BEDROOM ONE

25'1" x 11'0" (7.67 x 3.36 )



Large Double bedroom, radiator, loft access.

## EXTERNAL - FRONT



Large front garden with patio and shillied path leading to:

## EXTERNAL - REAR



Extensive pretty rear garden, with seating area and off road parking for several vehicles.

Hope Cottage owns the private road entering the property, and the neighbour has a right of access to their property along with shared septic tank.

From here there is access to:

## EXTERNAL - ADDITIONAL LAND



Purchased separately from a private land owner, included within this sale. This could be used as a small holding if

required and historically has housed goats. The land has a lovely aspect to the nearby Fells.

## COUNCIL TAX

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

## DIRECTIONS

From Whitehaven follow signs to Cleator Moor, taking the left hand turn onto Mill Hill. Follow the estate round and turn Left onto Hopedene, keep right and you'll see a large communal green. Follow the private road on the left hand side along the border of the Green and the property can be found at the end of this road.

## 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.

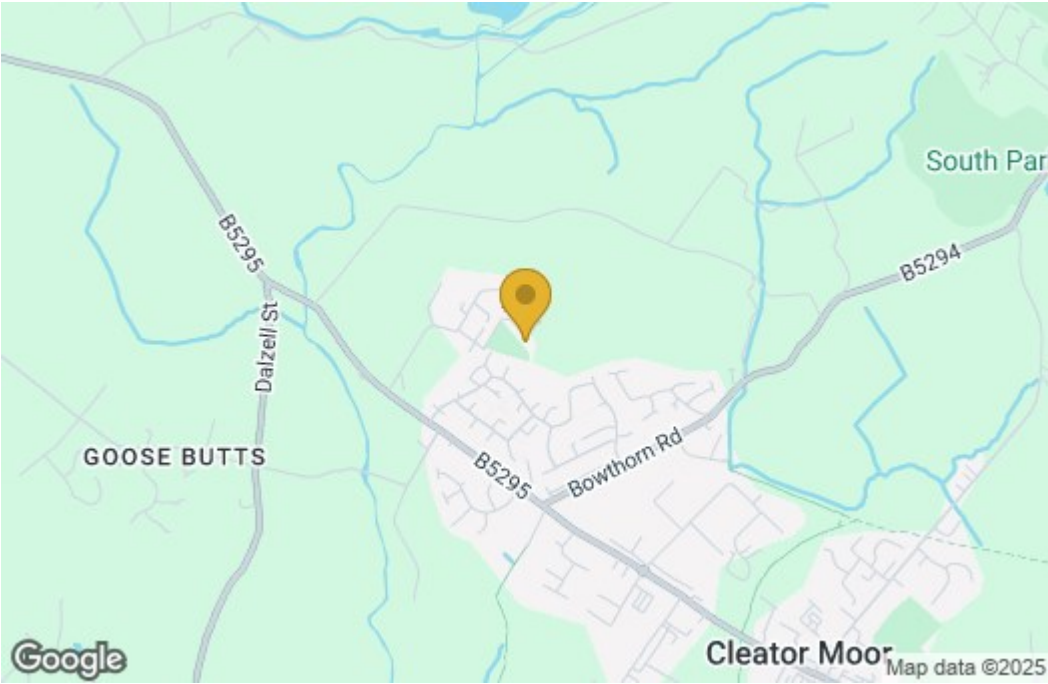
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.



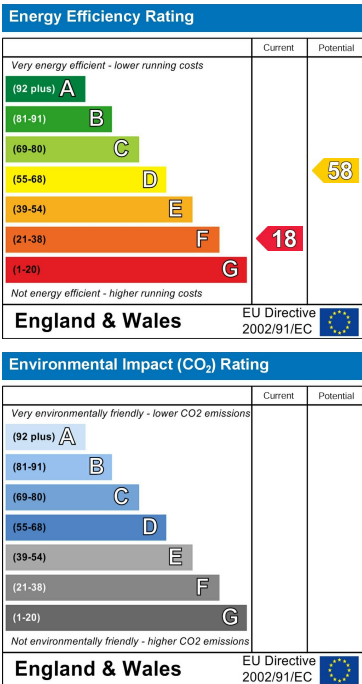
Floor Plan



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.