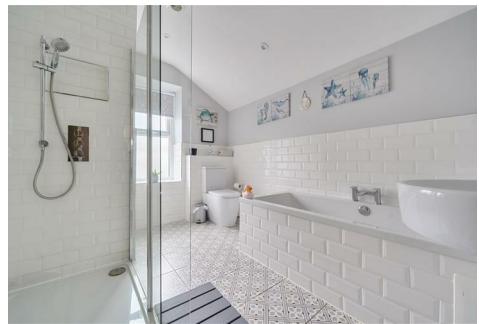




# GRISDALES

PROPERTY SERVICES



**2 Hillside, Holmrook, CA19 1UA**

**£325,000**

This fabulous property sits in the heart of Eskdale Green, a much-loved Lake District village within the National Park, where daily life unfolds to the gentle rhythm of the local shop opening its doors, café tables filling with conversation, and the L'aal Ratty railway welcoming visitors to the valley.

The house is thoughtfully arranged around three well-proportioned double bedrooms, with an interior that blends clean, contemporary finishes with the character of its traditional structure. A former outbuilding has been cleverly repurposed as a utility and shower room, adding practical living space without compromising simplicity. Outside, the grounds have been intentionally designed to be low-maintenance, providing an easy, peaceful setting in which to enjoy the fresh countryside air.

Helping you find your perfect new home...

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## THINGS YOU NEED TO KNOW

The property drainage is via septic tank, located at a property on the opposite side of the road, servicing three properties. There is new Wi-Fi controlled electric heating fitted. There is a mains electric and water supply to the property. There is no gas / oil supply available. The property is currently a holiday let with an approx. yearly income of £25,000.

## ENTRANCE

Entrance is via French grey front door into:

## HALLWAY



Radiator. Stairs leading to first floor. Traditional style floor tiling. Doors leading to:

## LOUNGE/DINER

25'10" x 11'3" (7.88 x 3.44)



Dual aspect sash windows, two radiators, TV point, laminate flooring, log burning stove set within. Decorative brick surround, door leading to:

## KITCHEN

10'8" x 8'5" (3.26 x 2.58)



Fitted with a range of light grey wooden wall and base units with complementary work surfaces. Integrated electric oven and grill, integrated induction hob with extractor fan above, dishwasher, side aspect window, white Belfast sink, understairs storage cupboard, tiled flooring with underfloor heating, UPVC part glazed door leading to garden.

## STAIRS TO FIRST FLOOR LANDING

Doors leading to:

## BATHROOM



Four-piece suite comprising of walk-in shower, bath, WC and wash basin, rear aspect frosted window, decorative white wall tiling. Grey patterned tiled flooring with underfloor heating. Storage cupboard housing the water tank.

## BEDROOM ONE

14'10" x 10'0" (4.54 x 3.06)



Double in size. Front aspect double glazed window with fell views. Electric radiator.

## BEDROOM TWO

12'0" x 8'2" (3.68 x 2.49)



Double in size (currently set up as a twin room). Side aspect window. Electric radiator.

## THIRD FLOOR BEDROOM

16'6" x 14'6" (5.03 x 4.44)



Double in size. Velux windows surrounded by ceiling beams. Electric radiator.

## FRONT EXTERNAL



Gated pathway with steps leading to the front of the property accompanied by shilled seating area. Pathway to the side allowing access to:

## REAR EXTERNAL

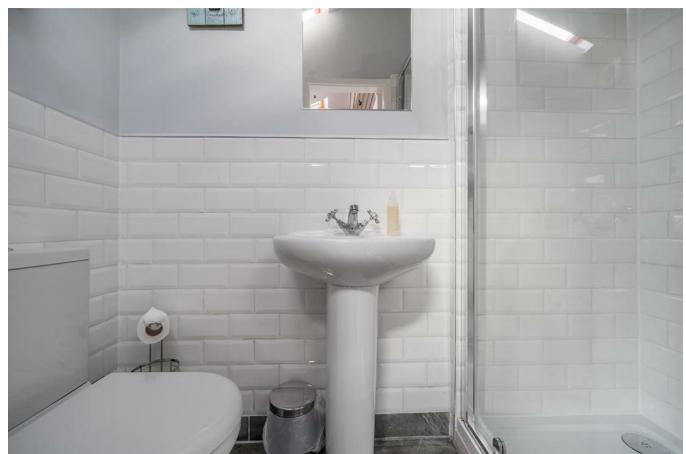
Low maintenance courtyard area with space for table and chairs, leads onto:

## UTILITY ROOM



Entered via part glazed UPVC door. Range of white base units fitted beneath worktop. Sink fitted alongside plumbing for washing machine, Velux window, tiled flooring, door leading to:

## SHOWER ROOM



Three-piece suite comprising of walk-in shower, WC and wash basin, Velux window, decorative wall and floor tiling.

## VIEWS



The property is surrounded by lovely fell views. To the front of the property there is a view of Muncaster Fell. For the keen walker there are numerous walks accessible straight from the door, a walker's paradise!

## DIRECTIONS

The property can be found by proceeding up the valley and through Eskdale Green. Continue down Bower Bank and baring left passing the Bower House Public house. Continue along the road turning right onto Randlehow just before the local shop. The property can be found further down the private road on the left hand side.

## COUNCIL TAX

We have been advised by Cumberland Council (0303 1231702) that this property is placed in Tax Band D.

## VIEWINGS

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.

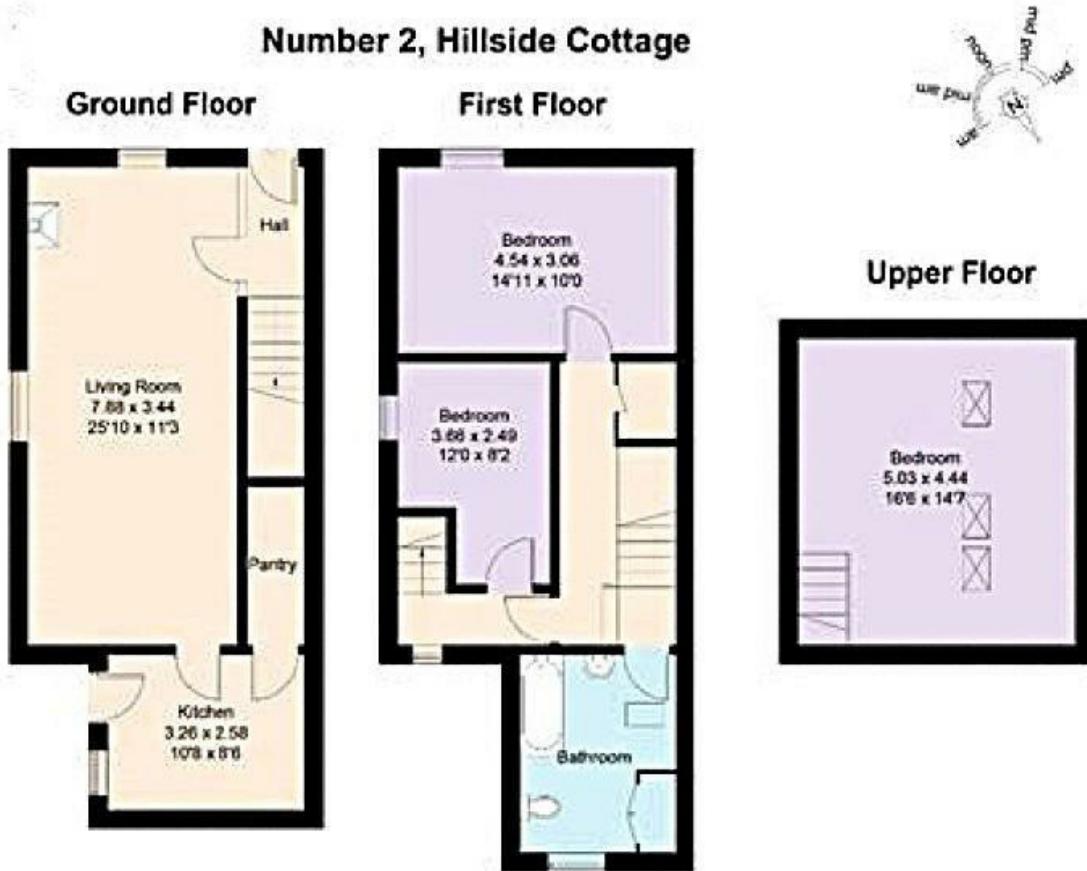
## MORTGAGE ADVICE

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.

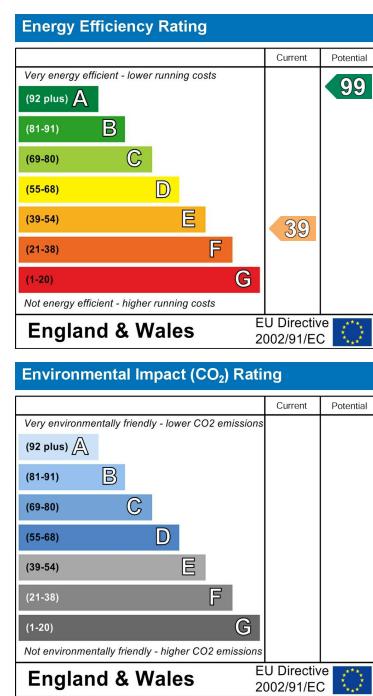
## Floor Plan



## 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.

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