



Green Bank, Blindcrake – CA13 0QP

Guide Price £495,000

PFK

Green Bank

Blindcrake, Cockermouth

Situated in the charming village of Blindcrake in the Northern Lake District, stands Green Bank, a Georgian/Victorian country house dating back to approx. 1837 which exudes timeless beauty. This property boasts a plethora of period details that add to its character and charm, making it a truly desirable home for those seeking a touch of history within a quiet and tranquil community. Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F

- 3 bed late Georgian country home
- Central village location
- Views of the Lake District Fells
- Separate detached studio
- Driveway & garage
- Period features
- Tenure- freehold
- Council tax band E
- EPC rating F





Side Entrance Porch

5' 3" x 7' 7" (1.60m x 2.30m)

Accessed via part glazed, wooden door. Glazed roof, dual aspect windows, tiled floor, access into the boiler room and door into the dining room.

Boiler room

5' 2" x 6' 6" (1.58m x 1.97m)

Housing the Worcester central heating boiler and water tank.

Dining room

10' 6" x 11' 6" (3.20m x 3.50m)

Front aspect reception room with sliding sash window offering view toward Blindcrake Hall. Original wooden windows shutters and window seat, open, working fireplace in wooden surround, open access through to the kitchen and door to:-

Living room

13' 1" x 11' 10" (4.00m x 3.60m)

Front aspect, reception room with sliding sash window, original wooden shutters and view towards Blindcrake Hall. Original, wooden entrance door giving access to the front of the house, original working fireplace in wooden surround and door into the inner hallway.



Inner Hallway

6' 7" x 3' 3" (2.00m x 1.00m)

With original coat hooks, built in shelving and providing access to the kitchen, large, under stairs storage room, utility room and shower room. Staircase giving access to first floor accommodation.

Dining Kitchen

11' 2" x 12' 6" (3.40m x 3.80m)

Welcoming, traditional style kitchen with space for four person dining furniture. Fitted with a good range of wooden wall and base units with contrasting work surfacing, twin-bowl stainless steel sink/drain unit, integrated dishwasher, space for fridge, built in shelving/storage options and vinyl flooring. This is complemented by an attractive, bottle green and brass Rangemaster cooker (with tiled splash back), and useful serving hatch through to the dining room. A

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GARDEN

The property sits in well proportioned gardens which beautifully encompass the house, incorporating boundary stone walling, meandering pathways, patio seating areas and superb variety of established trees, shrubs, perennial flowers and roses – including a large rose bush which frames the window in the studio building perfectly. The garden is a wonderful feature of the property providing a peaceful outdoor space to enjoy the views over open countryside and beyond toward Blindcrake.

GARDEN

Garage 4.0m x 6.1m (13' 1" x 20' 0") Accessed via wooden doors and having power, light and access into the studio. Studio Room 1 5.1m x 1.7m (16' 9" x 5' 7") With rear aspect, window offering lovely open countryside view. Currently used as storage space. Studio Room 2 6.6m x 3.9m (21' 8" x 12' 10") A superb space with vaulted ceiling, roof lights, exposed beams, wood burning stove and wooden French doors providing access to the garden.

DRIVEWAY

3 Parking Spaces

A private driveway provides generous parking space for multiple vehicle





Floor 0



Floor 1

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Approximate total area⁽³⁾

1964.8 ft²182.54 m²

Reduced headroom

14.63 ft²1.36 m²

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



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