



Graystones Cottage, Pardshaw, Cockermouth CA13 0SP

Guide Price £315,000

PFK

Graystones Cottage

The Property:

This beautifully presented two bed, semi-detached cottage blends timeless character with contemporary comforts to create an exceptional home. The heart of the property is its expansive open plan living area, bathed in natural light and enhanced by sleek wooden flooring. A modern kitchen, complete with integrated appliances and elegant countertops, provides the perfect setting for both everyday meals and sociable gatherings.

The inviting lounge is anchored by a charming wood burning stove, offering warmth and ambience for cosy evenings. The bedrooms are spacious and thoughtfully designed, with built-in wardrobes and large windows framing scenic countryside views.

Step outside to discover a private landscaped garden, ideal for relaxation or alfresco dining, bordered by rustic stone walls and mature planting. A charming stone facade with period features, offroad parking, paved driveway, and a car port with storage further enhance this property's appeal.

Being sold with no onward chain, and in such a sought after location early viewing is highly recommended, as homes of this quality and charm rarely remain available for long.





Graystones Cottage

Location & directions:

Sitting within the rural hamlet of Pardshaw, Graystones Cottage sits within an exclusive new build development and enjoys breathtaking fell views of the Lake District National Park. Only a short distance from the market town of Cockermouth with its major shops, services and highly rated primary and secondary schools, including the award winning Eaglesfield Paddle Cof E Primary School; this is a simply stunning edge of Lake District location.

Directions

From Cockermouth, take the A5086 in the direction of Egremont, pass Paddle School and continue taking the second road to the left signed Pardshaw Hall. At the T junction turn right and proceed through Pardshaw Hall into Pardshaw, where the development can be found on the left hand side.



- Two bed semi detached in popular rural village
- Open plan living area with multi fuel stove
- Modern kitchen with integrated appliances
- Garden, parking & car port with storage
- Scenic countryside views
- EPC Rating C
- Council tax band C
- Tenure Freehold

ACCOMMODATION

Hallway

8' 9" x 5' 5" (2.66m x 1.65m)

Accessed via composite door with double glazed side panel, tiled floor, stairs to first floor landing.

Office

5' 5" x 4' 5" (1.65m x 1.35m)

Originally the cloak room (plumbing is still in place should it be required) office space with wall mounted desk.

Living Room

15' 0" x 7' 0" (4.57m x 2.13m)

Open plan light and airy dual aspect room with oak flooring, multi fuel stove, points for TV, telephone and broadband.

Kitchen / Living Area

19' 7" x 10' 11" (5.97m x 3.32m)

An open plan living/dining/kitchen area, providing a superb sociable space - perfect for entertaining. The kitchen area comprises a range of base and wall units in a contemporary shaker style finish with complementary wood effect countertop, stainless steel sink with drainage board and mixer tap, counter top mounted ceramic hob with extractor fan over and separate electric oven, integral dish washer, space for freestanding fridge freezer, dining area for up to a 6 person table, understairs storage cupboard, oak flooring and composite door to rear garden.

FIRST FLOOR LANDING

13' 4" x 7' 6" (4.06m x 2.28m)

Rear aspect with built in storage cupboard and loft access via hatch.



Bedroom 1

10' 0" x 10' 0" (3.04m x 3.06m)

Front aspect double bedroom with built in wardrobes and fell views.

Bedroom 2

9' 0" x 14' 5" (2.75m x 4.40m)

Rear aspect double bedroom.

Bathroom

5' 7" x 8' 11" (1.69m x 2.72m)

Front aspect room comprising three piece suite with mains powered shower over the bath, WC and wash hand basin with built in storage unit, vertical heated towel rail and tiled flooring.





EXTERNALLY

Garden

Private garden area with secluded decorative chipped area and lawn. External power point.

Off street

1 Parking Space

Parking for one car immediately in front of the property.

Car port

2 Parking Spaces

Car port for one car with built in storage cupboard and drive way space in front.





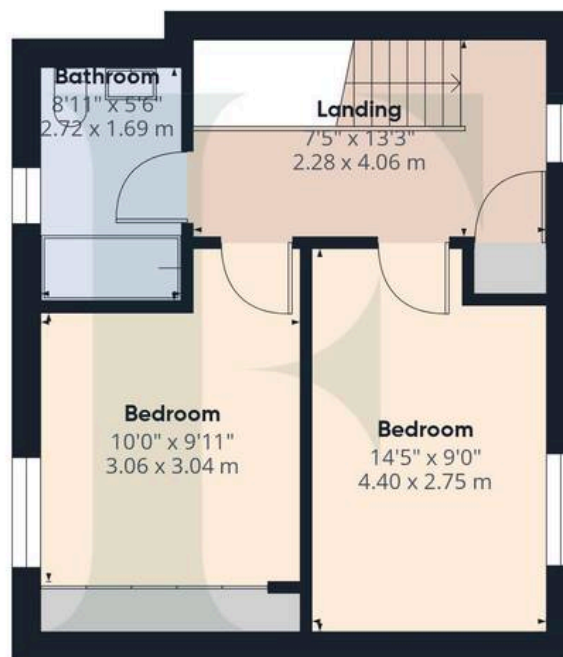


Floor 0

Approximate total area⁽¹⁾

849 ft²

78.8 m²



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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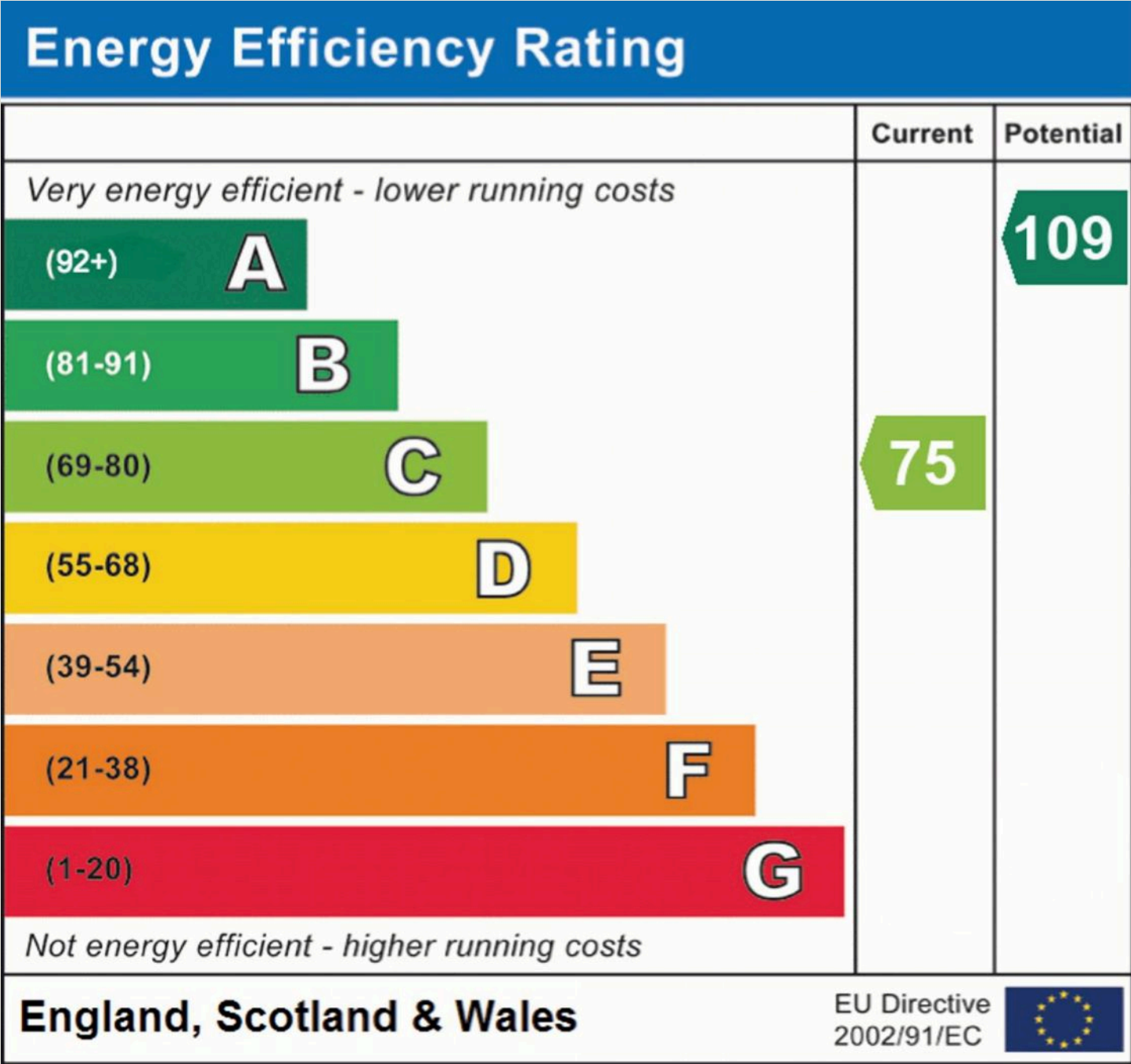
ADDITIONAL INFORMATION

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Services

LPG, electricity, water & drainage. LPG central heating and double glazing installed throughout. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.





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