

Chapel House

Prospect, CA7 2LT

Mitchells SINCE 1873
ESTATE AGENCY





Guide Price £495,000

www.mitchellslandagency.co.uk

t: 01900 822016

e: info@mitchellsestateagency.co.uk

DESCRIPTION

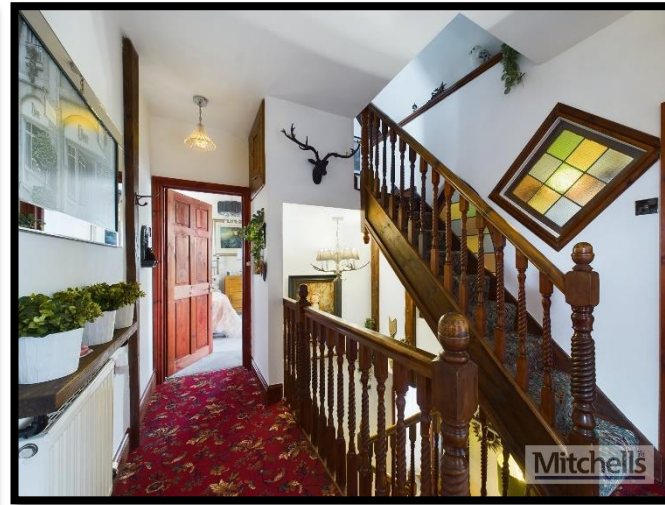
Chapel House is a delightful detached conversion, from a former chapel, has wonderful views across open farmland of the Lakeland Hills and the Solway Firth to the north. Both Chapel House has been sympathetically renovated retaining many of the original features.

Chapel House boasts 6 bedrooms, 3 bathrooms, 2 reception rooms, kitchen/diner, as well as a separate dining room, downstairs WC, and utility room. Through an interconnecting door, you will find further 5 bedrooms, 2 bathrooms, 1 reception room, kitchen, separate dining room and downstairs WC. The property offers ample space to divide into two properties, multi-generational living or as holiday homes; the interconnecting door lends to the property being able to be 'separated' into two self-sufficient dwellings. The house benefits from south-facing mature gardens, which are not overlooked, with 2 large lawns, private gated parking for several vehicles, sheds and a log store with a further plot that could be used for an allotment.

Chapel House is within proximity of Blue Flag beach at Allonby, the Georgian town of Cockermouth is located 5 miles away, while the pleasant town of Keswick is 15 miles away, offering an array of shops, pubs and restaurants. Bassenthwaite Lake and the mountains of Blencathra, as well as the rest of the Lake District National Park are also within easy reach. The village of Prospect also benefits from a local pub and village shop.

Chapel House is ideal for exploring both coast and country, providing ample space and amenities for families or holiday makers alike.









METHOD OF SALE

The property is offered for sale by Private Treaty. The Vendor reserves the right to amend these particulars, not to accept any offer received or to withdraw the property from sale at any time. A closing date for offers may be fixed, and prospective purchasers are advised to register their interest with the selling Agents following an inspection.

VIEWING

Strictly by arrangement with the Sole Agents:

Mitchells Land Agency, Lakeland Livestock Centre, Cockermouth, Cumbria, CA13 0QQ.

Tel: 01900 822016. Email: info@mitchellslandagency.co.uk

SERVICES

The properties benefit from gas central heating as well as mains electricity, water, and drainage.

VALUED ADDED TAX (VAT)

VAT will be charged if applicable.

COUNCIL TAX

This property is in band E

EPC

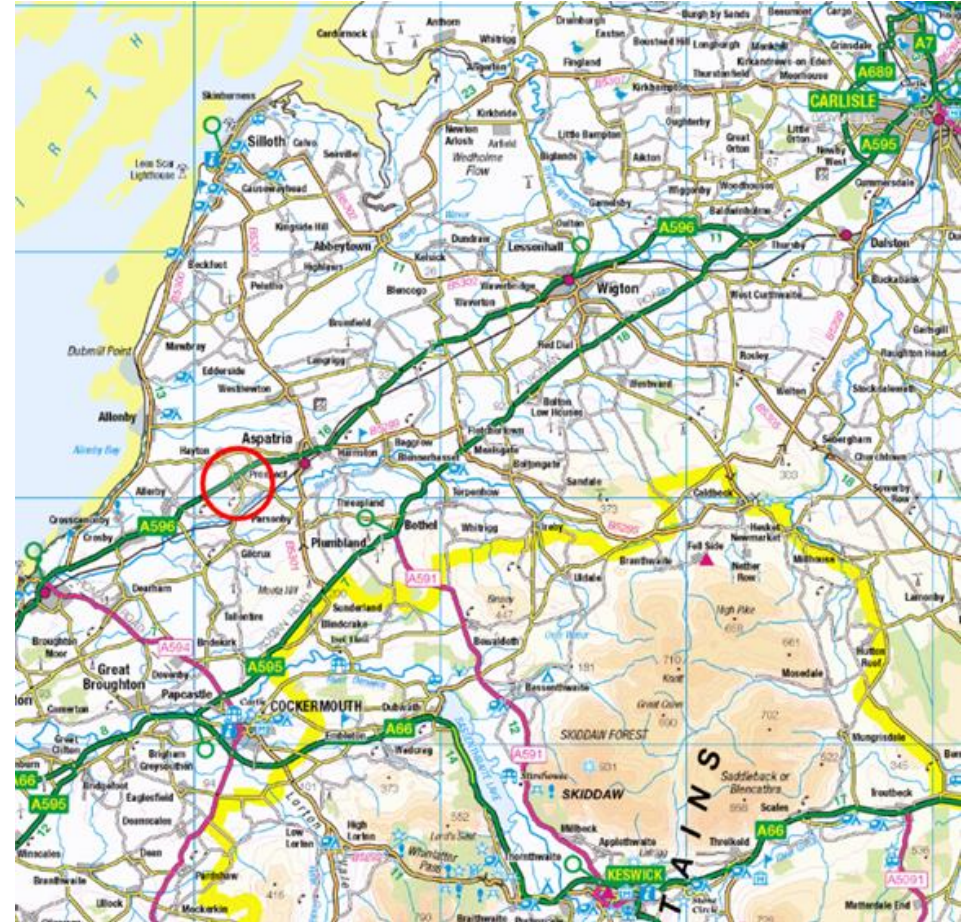
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		56 D
39-54	E		
21-38	F	28 F	
1-20	G		

DATE OF PREPARATION

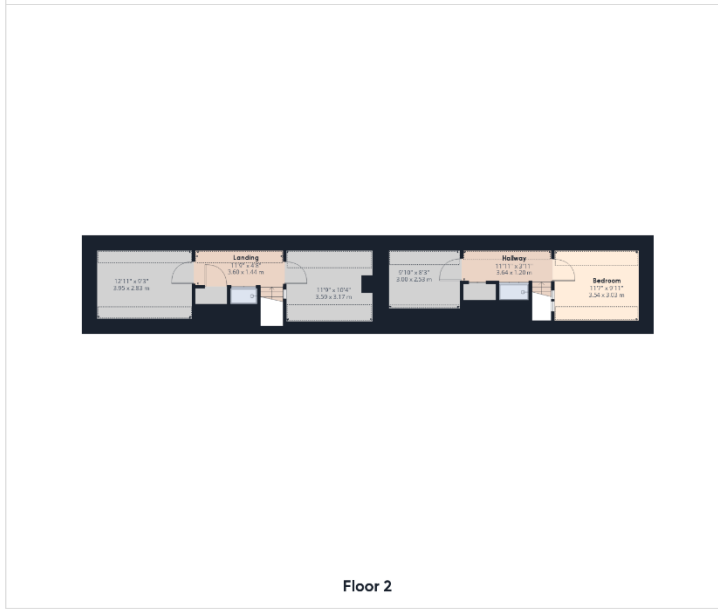
April 2024

LOCATION

Chapel House is located in the village of Prospect, approx. 2 miles away from Aspatria. The town of Cockermouth is located 5 miles away, while Keswick is 15 miles away.



FLOOR PLAN



Approximate total area⁽¹⁾
 3929.41 ft²
 365.05 m²

Reduced headroom
 221.19 ft²
 20.55 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.

GIRAFFE360



Whilst every care has been taken in the preparation of these particulars, all interested parties should note: The description and photographs are for guidance only and are not a complete representation of the property. Photographs were taken February 2024. Plans are not to scale, are for guidance only and do not form part of a contract. Services and appliances referred to have not been tested and cannot be verified as being in working order. No survey of any part of the property has been carried out by the Vendor or the Sole Selling Agent. All measurements have been taken using the following: Ordnance Survey data; the RPA Rural Land Registry maps; *Promap* mapping software; from scaled plans and by tape measure and therefore may be subject to a small margin of error. Only those items referred to in the text of these particulars are included. Nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within subsequent written agreement. These particulars do not form, nor form any part of, any offer of contract. Any contract relating to the sale of the property shall only be capable of being entered into by the Vendor's solicitor. These particulars have been prepared in good faith and in accordance with the Consumer Protection from Unfair Trading Regulations 2008 to give a fair overall view of the property, but neither Mitchell's Auction Company Ltd nor the Vendor accepts any responsibility for any error that they may contain, however caused. Any intending purchaser must therefore satisfy himself by inspection or otherwise as to their correctness. Neither Mitchell's Auction Company Ltd nor any of their employees has any authority to make or give any further representation or warranty in relation to the property.