



4

Bedroom

3

Bathroom







PROPERTY DESCRIPTION

Welcome to Simonscales Mill, Cockermouth, a unique opportunity to purchase a 2-bedroom semi-detached bungalow with adjoining 2-bedroom holiday let and 3-bedroom chalet.

Set on the bank of the River Cocker, Simonscales Mill offers potential purchasers a quiet picturesque home with the bonus of a successful business opportunity.

The main dwelling compromises a large living/dining room, sunroom with fantastic views of the garden, kitchen, utility room, house bathroom and 2 good sized bedrooms, one having a separate WC, and attic room.

The adjoining holiday let compromises an open plan living, kitchen and dining room with 2 bedrooms, both with ensembles, and a lovely sunroom with great views of the lush countryside and river to the rear of the property.

The main dwelling and adjoining holiday let was originally one property. This gives potential purchasers the flexibility to reinstate it back to one property.

The chalet compromises of an open plan living, kitchen and dining room, WC, 3 bedrooms and bathroom. The chalet benefits from a decked area leading from patio doors from the living space. The decked area offers holiday makers a private and tranquil space to enjoy the scenery.

There is ample parking for vehicles to the front of the main dwelling and adjoining holiday let, with additional parking available at the chalet.

OUTSIDE DESCRIPTION

Simonscale Mill benefits from an array of outside space and sits within its own land extending to a total of approx. 4.5 acres, currently split into two paddocks. The property also benefits from a vegetable garden with greenhouse and poly tunnel, workshop with attached storage shed, and a patio/hand standing area.

Set on the banks of the River Cocker, potential purchasers can take advantage of the fishing rights and two central islands that are included in the sale.

In addition to the spaces mentioned above, there is a static caravan and additional site for another on the grounds of Simonscales Mill.

LOCATION

Simonscales Mill is located on the outskirts of the gem town of Cockermouth, close to the Lake District National Park.

Cockermouth offers potential purchasers and holidaymakers an abundance of independent retailers, cafes, bars and restaurants. The town is home to *Wordsworth House* and is a short drive from Bassenthwaite Lake and Buttermere.



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Welcome

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 property benefits from mains electricity and water. Drainage is to a septic tank. *The agent advises any potential purchaser to make enquiries as to whether it complies with current regulations (effective January 2020).* There is oil central heating in the main dwelling and heating in the chalet is provided by bottled gas.

VALUED ADDED TAX (VAT)

VAT will be charged if applicable.

SALE PLAN





Main Dwelling and Adjoining Holiday Let



First Floor of Main Dwelling



Chalet

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

