



8

Bedrooms

2

Bathrooms











PROPERTY DESCRIPTION

Welcome to Prospect House, Distington, a fantastic semi-detached Georgian property filled with character, picturesque views and plenty of space for the whole family. Rich with history, Prospect House offers endless potential to be turned into your dream family home.

The ground floor briefly comprises a grand hallway with sweeping staircase to the first floor, large reception room with original features and patio doors to the rear garden, large kitchen/diner with log burner with patio doors and lovely views of the rear garden, laundry room with stairs to the cellar and a convenient shower room.

The first floor briefly comprises 3 good sized double bedrooms, with original features such as a fireplace and cornicing, and a bathroom with bathtub. The second floor briefly compromises a further 5 rooms which could be used as a study, playroom or 'hobby room'.

To the rear of the property is a large, grassed garden, split into 3 levels extending to approximately 1 acre. To the front of the property is a large parking area and additional garage and storage buildings.

Prospect House is located on the outskirts of Distington, a large village in West Cumbria. Distington provides an array of local amenities, including a school, community centre, library and doctors' surgery. The village itself is located just off the A595, providing excellent transport links to the nearby towns of Workington and Cockermouth.

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.

Please note that the property sale cannot complete until the probate on the estate is granted which is currently being processed.

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, drainage and water. Central heating is provided by oil.

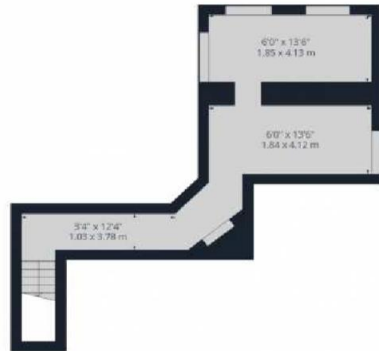
LOCATION



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VALUED ADDED TAX (VAT)

VAT will be charged if applicable.



Floor -1



Floor 0

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



Floor 1



Floor 2

