



**Two homes for the price of one**

**Separate annex, ideal for a relative or perhaps a home with an income**

**Enjoys a rural feel but only 10 minutes drive to town**

**Set on a large plot with spacious garden and driveway**

**The space offers versatile accommodation**

**Four bedroom property with adjoining three bed**

**Nestled on the edge of the Lake District National Park**

**Quieter western lakes and fells within easy reach**

**Boasts a double garage with workshop above**

**Enjoys an attractive outlook both front and rear**

A fantastic opportunity has arisen to purchase two homes for the price of one. Burnbridge is a substantial four-bedroom property that has an adjoining three-bedroom property known as Gill Cottage. You may choose to use the property as a substantial dwelling or perhaps rent Gill Cottage as a holiday let or use it as an annex for a relative, the choice is yours. The property is positioned in a semi-rural area within easy reach of the quieter western lakes and surrounding fells including Loweswater, which is around fifteen minute drive away. Whilst enjoying a rural feel, the nearby towns of Workington and Cockermouth can be reached in around ten minutes by car. The property is positioned on a substantial plot with a large garden to the front and a spacious driveway which provides plenty of off-street parking and will be ideal for anybody with a caravan or motorhome. There is also a double garage with a workshop above. The rear garden is somewhat divided into two, with Gill Cottage having its own low maintenance garden and Burnbridge having a larger garden at the rear, with steps leading down to a quiet area looking out onto woodland and a stream. The main property has a front porch that leads through to a spacious hallway. The hallway provides access to the lounge, which has French doors leading out onto a spacious patio area. The dining room also offers plenty of space and is perfect for family get-togethers. There is a kitchen, rear hall and a downstairs WC. To the first floor, you will find four double bedrooms all enjoying a pleasant outlook, with the master bedroom featuring a stylish ensuite shower room. There is a large, four piece family bathroom. Gill cottage has a front porch, a spacious lounge, kitchen and rear hallway that leads to the WC and out to the garden. On the first floor, there are three bedrooms and a spacious bathroom. This property really is one-of-a-kind and has so much potential to generate an income or simply be a spacious family home. To arrange a viewing, or for more information please get in touch with the office.

# ACCOMMODATION

## Main residence

### Front porch

The front porch is accessed via a uPVC door and there are numerous windows allowing in lots of light and enjoying an attractive outlook over the garden at the front. The porch has tile flooring, exposed stone wall and a fully glazed door leads through to the hallway.

### Entrance hall

This rather spacious hallway benefits from an under stairs storage cupboard, a radiator and provides access to the lounge, secondary hall area, WC and there are stairs to the first floor landing.

### Living room

A lovely, light and airy room which has a central fireplace, with an attractive path and matching surround. The room has picture wall lights, decorative coving and two radiators provide plenty of warmth. There is a uPVC double glazed window that looks out onto the rear garden and woodland beyond, whilst French doors open up to the patio at the front.

### Cloakroom

Here you will find a wash basin with mixer tap over a vanity unit, with a mirrored cabinet above. There are partially tiled walls, a toilet and an extractor.

### Secondary hall

Provides access to the dining room, whilst a feature arch leads through to the kitchen.

### Dining room

A second substantial reception room which has more than enough space for a large, family-sized dining room table and chair set and is simply perfect for family get-togethers such as Christmas or Sunday dinners. The room has coving, a radiator and uPVC French doors with side windows allow in lots of natural light and lead out to the garden at the rear.

### Kitchen

A modern and well-maintained kitchen with a country feel. There is a range of wall and base units with a complementary worktop and tile splash backs. The kitchen features a breakfast bar, which is set directly below a uPVC double glazed window looking out onto the garden at the front. There is a stainless steel sink with draining board and mixer tap and the kitchen has a built-in electric oven and grill, with a separate electric hob and extractor above. The kitchen also features a built-in combination oven and an integrated microwave. Provides access to the utility room.



### Utility room

Here you will find plenty of storage with wall units, base units and a large cupboard. There is a handy worktop and space for a washing machine, tumble dryer and fridge. The utility has a uPVC double glazed window that looks out onto the garden at the rear.

### First floor landing

There is a half landing leading to the first floor and a skylight illuminates not only the landing, but also the hallway below. The landing features two large storage cupboards, an airing cupboard and provides access to all bedrooms and the bathroom. From here you can access the loft, which is centrally boarded, with shelving.



### Bedroom one

This large double bedroom boasts a range of fitted wardrobes, which provides plenty of storage. Tastefully decorated, the room has coving, a radiator and connections for a wall mounted TV. The uPVC double glazed window looks directly over the rear garden into the trees beyond. This bedroom also has a stylish ensuite shower room.

### Master ensuite

This lovely shower room can also be accessed via the hallway and therefore can be used as an additional bathroom suite or simply an ensuite for the main bedroom. There is a shower cubicle with twin sliding doors, body jets and speakers. There is a wash basin with mixer tap over a multi cupboard vanity, with additional cupboards above and a mirror with lighting above. There is a pushbutton toilet, a chrome heated towel rail and the walls have attractive tiling. There is also a uPVC double glazed window.



### Bedroom two

A second substantial double bedroom benefiting from fitted wardrobes, decorative coving, a radiator and a uPVC double glazed window enjoying a fabulous outlook to the front and towards the fells.

### Bedroom three

The third bedroom is also a spacious double with fitted wardrobes providing plenty of storage. The room has coving, dado rail, a radiator and a uPVC double glazed window to the rear.

### Bedroom four

The fourth double bedroom boasts fitted wardrobes with overhead storage cabinets. There is a radiator, coving and a uPVC double glazed window to the front.



## Family bathroom

This large, well maintained four piece bathroom suite comprises of a shower cubicle with body jets and twin sliding doors. There is a bath with central mixer tap, a wash basin with mixer tap is set within a large vanity unit which provides a tremendous amount of storage and has a mirror positioned above. There is a toilet, fully tiled walls, a chrome heated towel rail, an extractor and a uPVC double glazed frosted window.

## Secondary residence

### Porch

The front porch has tile flooring and has a lovely outlook to the front, via its numerous windows. Leads through to the lounge.

### Lounge

The spacious and well presented room has a feature fireplace, decorative coving and a two door built in cupboard. There is a radiator, modern flooring and a uPVC double glazed window to the front. Provides access to the kitchen.

### Kitchen

This modern fitted kitchen incorporates a range of wall and base units, with a contrasting worktop and eye-catching tile splash back. There is a built-in electric oven, with a separate hob and extractor in place above. A stainless steel sink with drainer board and mixer tap is set below a uPVC double glazed window which looks out over the garden at the rear. There is plenty space for appliances and a radiator is in place. The kitchen leads through to a hallway.

### The hallway

The hallway benefits from a radiator, phone point, and an under stairs storage cupboard. Leads to the WC, with stairs to the first floor, whilst a fully glazed door leads out to the garden.

### WC

Here you will find a toilet and wash basin with mixer tap and tile splash back. A uPVC double glazed frosted window allows in plenty of light.

### Landing

The landing leads to all three bedrooms and the bathroom.

### First bedroom

A well presented double bedroom with wall mounted lights, a radiator and a uPVC double glazed window to the front.



### **Second bedroom**

The second double bedroom has decorative coving, a radiator and a uPVC double glazed window to the front. From here there is loft access, with centrally boarded loft space.

### **Third bedroom**

Here you will find a room which would make an ideal home office or study. There is decorative coving, a radiator and a uPVC double glazed window.

### **Bathroom**

This stylish bathroom has a bath with mixer tap. There is a toilet and a pedestal hand wash basin. Being a four piece suite, there is a shower. You will also find a useful storage cupboard, a radiator an extractor and a uPVC double glazed frosted window.

### **Double garage**

The property boasts a substantial double garage with lighting, power points and a window. Not only that there are stairs up to the loft area, which could be used as a workshop or simply provides plenty of storage for tools and equipment.

### **Exterior**

The property is set on a spacious plot and has a substantial driveway, which provides plenty of parking for multiple vehicles and will be certainly suitable for anybody with a caravan or motorhome. There is a large lawned area to the front, perfect for those with younger children, where they can play freely. Also, you will notice a couple of useful garden sheds. There are two spacious patio areas to the front, one near the top of the garden and the other directly by the property. There is plenty of space for garden furniture where you can sit and enjoy the sunshine and outlook. At the rear, the gardens are separated by a fence meaning each of the properties have an individual area, however the fence is easily removed. The main residence there is a spacious gravel area with a garden shed and it is backed by trees. Steps lead down to a seating area, which looks directly out onto the woodland and nearby stream. The adjoining property has a garden which is ideal for sitting out and relaxing. Here you will find a low maintenance area of artificial grass and a useful garden shed.



## TENURE

We have been informed by the vendor that the property is freehold.

**COUNCIL TAX BAND ( Burnbridge) D**

**COUNCIL TAX BAND (Gill Cottage) B**

**EPC (Burnbridge) D**

**EPC (Gill Cottage) E**

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## NOTE

Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. Some photos may have been taken with a wide-angle camera lens. First Choice Move has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents.





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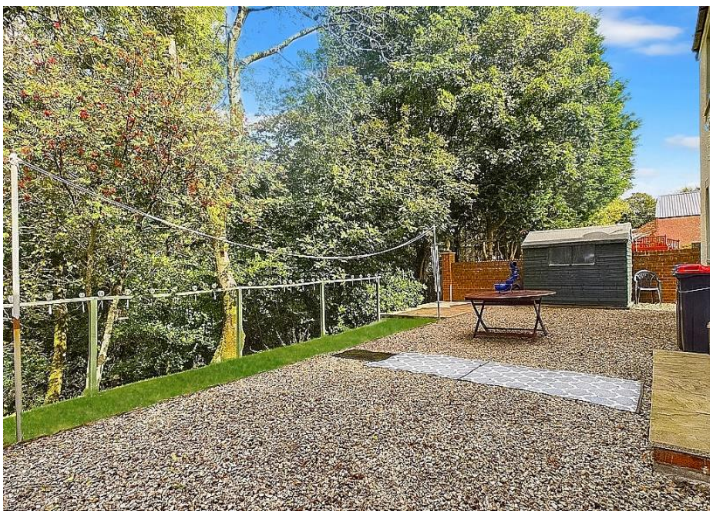
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Ground Floor



Floor 1



Approximate total area<sup>1)</sup>

3293 ft<sup>2</sup>

Reduced headroom

179.97 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

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

Calculations are based on RICS IPMS 3C standard.

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