



## Annie's Cottage Eaglesfield, Cockermouth, CA13 0SD

**£238,000**

STEEPED IN HISTORY, this super three storey, three bedroomed mid terraced cottage was renovated and refurbished about 10 years ago to a high specification by local and renowned builders.

Until recently it was "Annie's" living accommodation, Annie being the pub landlady who ran the adjoining "Black Cock" pub, one of the smallest pubs in the area.

Now it comprises a gorgeous home, perfect for a first time buyer or investor - the accommodation is spacious and includes a lounge with dining kitchen to the rear, two double bedrooms at first floor level and a double bedroom and bathroom on the top floor. All complemented by parking for 2 and an enclosed garden to the rear.

Eaglesfield is a popular village with a big heart - there's a great community spirit which is centred around the village hall. There's easy access to Cockermouth and the Lake District and it's on a bus route for Eaglesfield Paddle & Cockermouth Schools.

\*\*\* NO CHAIN \*\*\* NO CHAIN \*\*\* NO CHAIN \*\*\*

## WHAT YOU NEED TO KNOW

Gas central heating and double glazing.

### ENTRANCE

Entrance lobby with stairs leading to the first floor and door leading into:

### LOUNGE

17'2" x 15'8" (5.24 x 4.79)



With telephone and tv point, LED lighting, attractive wood panelling, the wood of which has been salvaged from the original timber flooring, sandstone shelf and useful cupboard.

### KITCHEN

8'5" x 7'8" + 7'8" x 6'1" (2.59 x 2.36 + 2.36 x 1.86)



Steps leading into the kitchen area which has two Velux rooflights, patio doors to the rear and attractive grey tile effect flooring. The kitchen is fitted with a range of base and wall units in grey gloss with oak veneer work top over and brick effect tiled splashback. Includes stainless steel sink, electric oven with gas hob and extractor fan over, fridge/freezer, concealed boiler and plumbing for a washing machine.

### FIRST FLOOR LANDING

9'3" x 2'11" (2.83 x 0.90)



With access into two bedrooms and stairs to the second floor.

### BEDROOM ONE

11'3" x 8'6" (3.44 x 2.60)



Single room.

### BEDROOM TWO

11'3" x 10'1" incl cupboard (3.44 x 3.08 incl cupboard)



Double room with cupboard with hanging space, telephone point.

### SECOND FLOOR LANDING

With access to Bedroom 3 and the bathroom.

### BEDROOM THREE

15'3" x 13'5" (4.65 x 4.09)



Double room with Velux roof light, ceiling beams and useful cupboard. Television point.

### BATHROOM

10'2" x 5'3" (3.10 x 1.62)



With bath and shower over, wash hand basin and wc, grey ladder style radiator and additional matching radiator, Velux roof light and attractive tile effect flooring.



## PARKING



There is parking for 2 cars to the front

## GARDEN



There is an enclosed garden accessed from the rear of the house with steps which lead up to a lawn.

## DIRECTIONS

From Cockermouth take A506 in a southerly direction and at the T-junction with Paddle Academy turn right to Eaglesfield. Proceed into the village, passing the sign to Barkers Meadow and Becksides on the right and then turn right towards the centre of the village and then immediately right again where Annie's Cottage can be found on the left hand side.

W3W: ///neatly.tooth.hardening

## COUNCIL TAX

We have been advised by Cumberland Council (0303 123 1702) that this property is placed in Tax Band B.

## VIEWING ARRANGEMENTS

To view this property, please contact us on 01900 829977

## NOTES TO BROCHURE

Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. None of the appliances, heating system or fittings included within the sale have been tested or can be assumed to be in full working order. Purchasers are strongly advised to satisfy themselves by way of survey and their own enquiries. The brochure does not constitute a contract, part of a contract or warranty.

## THE CONSUMER PROTECTION REGULATIONS 2008

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

## MOVING WITH GRISDALES

Moving is an exciting time but only if everything proceeds smoothly. Whether you are selling, letting, buying or renting, we understand that moving home can be a very stressful and daunting prospect. That's why, at Grisdales, we work together as a team, giving dedicated support and advice every step of the way to help your move run as smoothly and efficiently as possible.

## FREE MARKET APPRAISAL

If you are thinking of moving, we offer a completely free market valuation and appraisal of your existing home. We will advise you upon an asking price which accurately positions your property in the current market place, maximising viewings and your sale prospects.

## LETTINGS AND MANAGEMENT

If you are interested in property as an investment, we can help you every step of the way from Buy to Let advice to effective property letting and management

## SURVEYS AND VALUATIONS

We want your purchase to live up to those dreams, hopes and expectations. You need to know that your new home will not only be a sound investment, but also one which you will enjoy without the worry of the unknown. Grisdales offer a wide range of survey and valuation reports to meet different needs all backed by the qualification, experience and knowledge of a Chartered Surveyor.

## MORTGAGE ADVICE

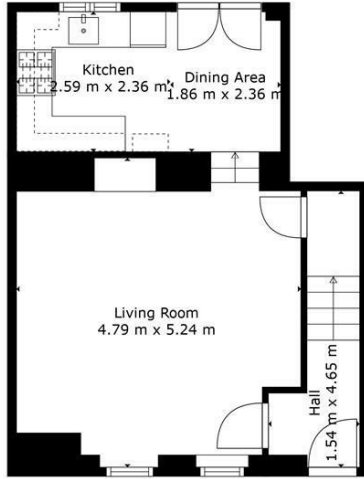
Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

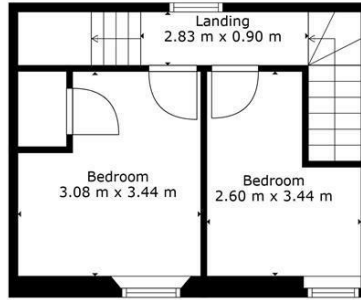
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let

Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

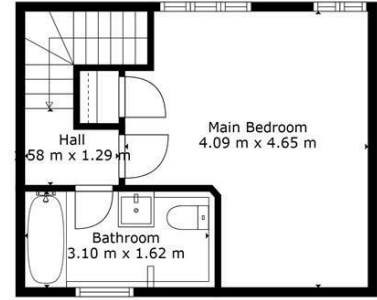
## Floor Plan



Floor 1



Floor 2



Floor 3

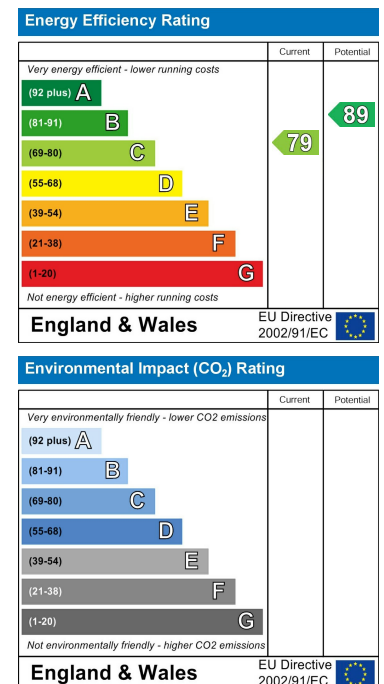


Measurements Are For Guidance Only.

## Area Map



## Energy Efficiency Graph



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