



# GRISDALES

PROPERTY SERVICES



## 1 Stubble Green, Holmrook, CA19 1XT

**£180,000**

Occupying a peaceful rural position, this four-bedroom home is arranged across three floors and offers a refined balance of scale, proportion, and versatility, ideally suited to contemporary family living.

The interior is centred around two substantial reception rooms, each providing flexible living and entertaining space. The thoughtfully configured accommodation adapts effortlessly to both day-to-day family life and quieter moments of retreat, with scope for home working and multi-functional use.

Particular attention should be drawn to the established gardens, where a decorative pond, patio terrace, and a series of carefully positioned seating areas create a landscape that feels both private and restorative. The relationship between the internal accommodation and outdoor environment has been carefully considered, allowing the property to be enjoyed equally across the seasons.

Helping you find your perfect new home...

[www.grisdales.co.uk](http://www.grisdales.co.uk)

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## THINGS YOU NEED TO KNOW

The property benefits from mains gas, electricity and water. Drainage is via a shared septic tank, located in the garden of number 4. The Vendor has advised the septic tank has very recently been replaced.

## ENTRANCE

Entrance is via UPVC front door into vestibule. Door leading to:

## HALLWAY

Stairs to first floor, doors leading to:

## LOUNGE

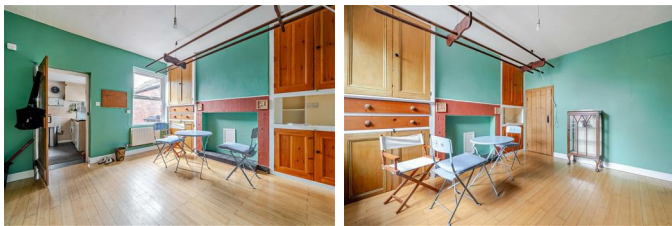
14'6" x 11'4" (4.43 x 3.47)



Front aspect bay window, log burner, radiator.

## DINING ROOM

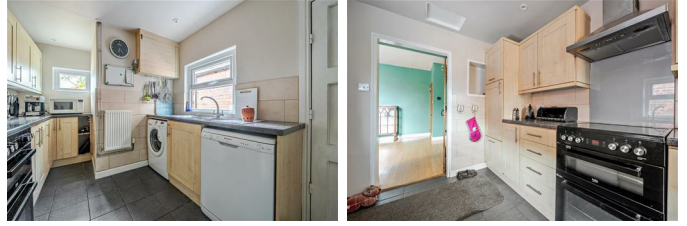
15'6" x 12'7" (4.73 x 3.84)



Radiator. Rear aspect double glazed window. Ceiling mounted drying rack, decorative fireplace (no fire). Under stairs storage cupboard, wall mounted Worcester combi boiler, laminate flooring, built-in storage cupboards.

## KITCHEN

13'7" x 8'10" (4.15 x 2.70)



Fitted with a range of wooden wall and base units with complimentary work surfaces, dual aspect double glazed windows, inset sink and drainer unit, decorative floor and wall tiling, integrated fridge, built-in extractor fan. Stairs leading to first floor with doors leading to:

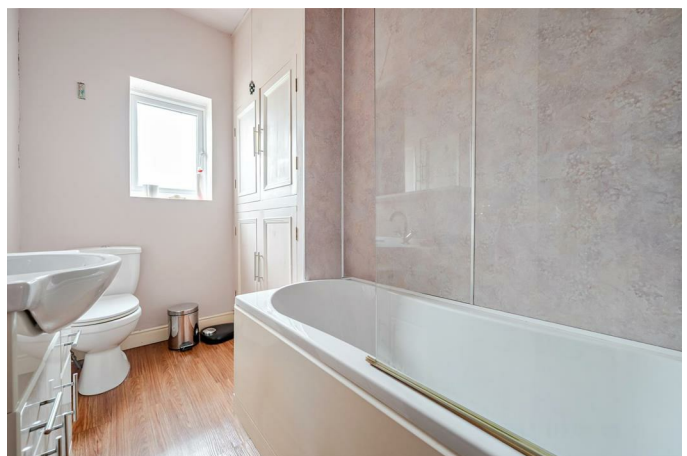
## BEDROOM ONE

15'8" x 12'4" (4.80 x 3.77)



Front aspect double glazed window, double in size, radiator, decorative fireplace.

## BATHROOM



Three-piece suite comprising of bath with overhead electric shower, W.C and wash basin, UPVC wall panelling, built-in

storage cupboard, rear aspect frosted double glazed window, radiator.

## BEDROOM FOUR

9'5" x 8'11" (2.88 x 2.74)



Large single in size, radiator, rear aspect double glazed window, stairs leading to 2nd floor.

## BEDROOM TWO

16'1" x 12'5" (4.91 x 3.79)



Velux window, alongside front aspect window, double in size. Radiator, built-in storage cupboard allowing access to loft.

## BEDROOM THREE

15'6" x 12'1" (4.73 x 3.70)



Velux window and rear aspect window, double in size. Radiator, built-in storage.

## FRONT EXTERNAL



Front external, gated pathway leading to the front of the property.

## REAR EXTERNAL



A combination of grassed lawn area, patio seating areas, small pond to the centre, decorative borders and hedging. Summer house provided in the garden as an extra reception space or external storage.

## DIRECTIONS

W3W///oblige.thank.tastes

## COUNCIL TAX

We have been advised by Cumberland Council (0303 1231702) that this property is placed in Tax Band B

## VIEWINGS

To view this property, please contact us on 01946 693931

## 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.

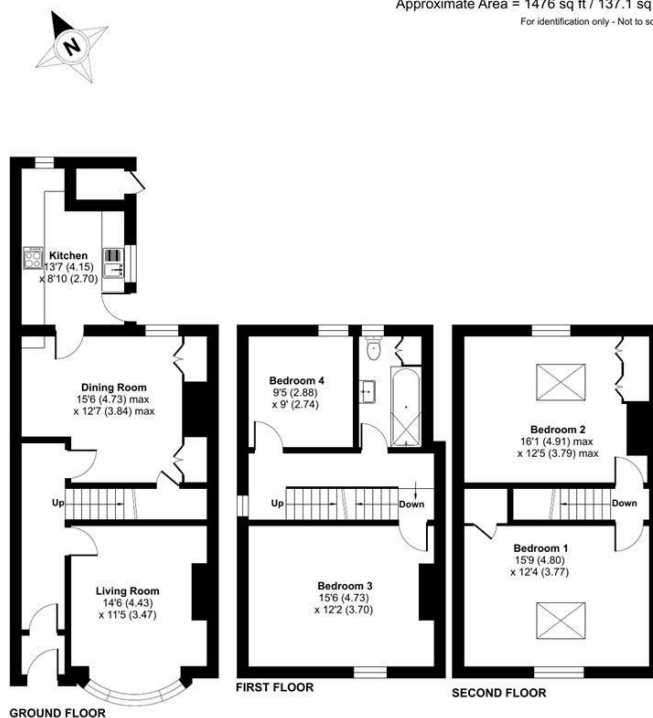
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

## Floor Plan

### Stubble Green, Drigg, Holmrook, CA19

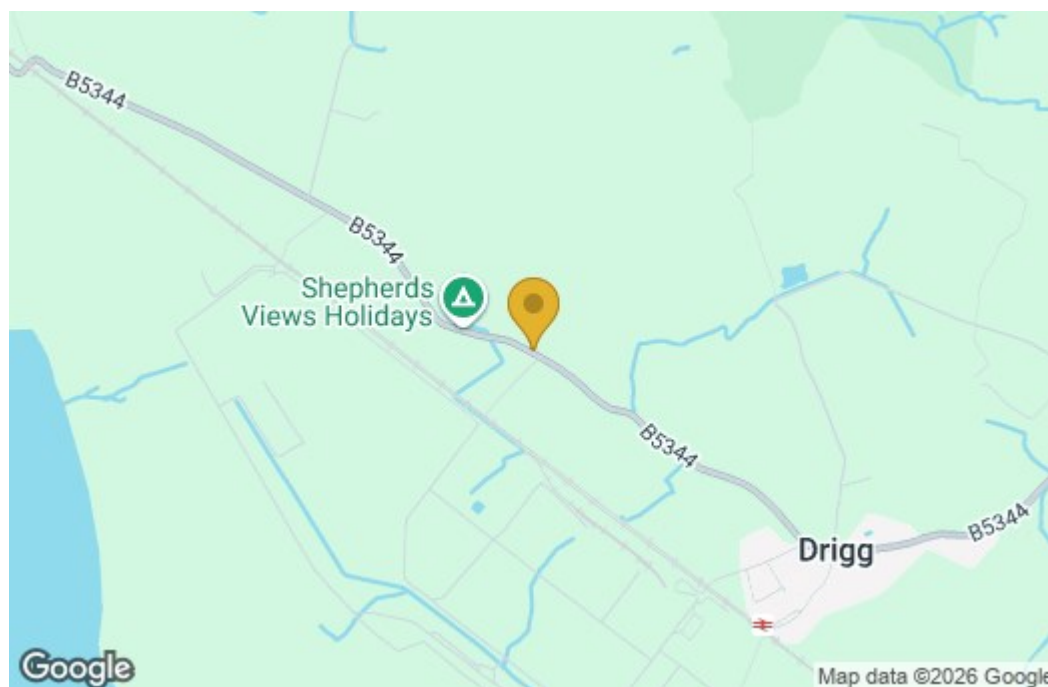
Approximate Area = 1476 sq ft / 137.1 sq m

For identification only - Not to scale

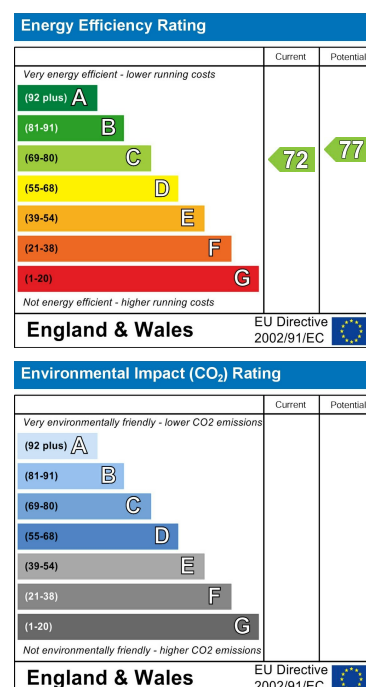


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © rictchecom 2025. Produced for Gridsales. REF: 1455792

## Area Map



## Energy Efficiency Graph



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