



# GRISDALES

PROPERTY SERVICES



## 18 Deer Orchard Close, Cockermouth, CA13 9JH

**£525,000**

IT REALLY IS ALL ABOUT THE LOCATION - AND THIS HOME DELIVERS THAT AND SO MUCH MORE.

With east facing views across open fields towards The Hay, this beautifully positioned property enjoys the best of both worlds: a peaceful outlook with a comfortable 10-minute walk into town. Schools, sports and health facilities are close at hand, along with bus links to Keswick and Workington.

Step inside and you'll find a home that's been thoughtfully extended and impeccably maintained, offering generous, versatile space including four double bedrooms (the master room having an en-suite), two welcoming reception rooms and a well fitted dining kitchen. There's even further potential to extend, should you wish.

Perfectly presented and wanting for nothing, the real showstopper is the view—stand in the lounge, look out through the large picture window, and simply take it all in.

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

Double glazing - fitted approx 2022

Central heating - the boiler having been fitted in 2024.

There is full fibre broadband

Burglar alarm

3 external lights on a sensor

## ENTRANCE

The property is accessed via a UPVC door into entrance porch with windows to two aspects, tiled floor and further UPVC door leading into the inner hallway.

## INNER HALLWAY

A welcoming hallway with stairs to the first floor and understairs cupboard.

## LOUNGE

17'1" x 12'8" (5.23 x 3.87)



A superb room with large windows to the front and rear. Gas fire within local slate fireplace. Television point and coving.

## DINING ROOM

16'6" x 9'7" (5.05 x 2.94)



Spacious dining room with television point. Window to the side and sliding patio doors to the garden. Coving.

## KITCHEN

16'4" x 9'10" (5.00 x 3.02)



Comprehensively fitted with a range of base and wall units in natural wood with laminate worktop over, ceramic tile splash back and includes 1.5 bowl stainless steel sink with mixer tap, integrated fridge, fitted microwave, dishwasher, four-ring gas hob and eye-level double electric oven. Great range of

cupboards and drawers, some with glazed fronts and additional shelving and incorporates under counter lighting. Tiled floor, ample space for a dining table, spot lighting and large window overlooking the rear. Door leading into utility room.

## UTILITY ROOM

8'8" x 5'1" (2.66 x 1.56)



UPVC door to the rear, plumbing for washing machine and space for further appliance and with laminate worktop over. Frosted window to the rear and pedestrian door into the garage.

## CLOAKROOM



Fitted with low level WC, pedestal wash basin with tiled splash back. Frosted window to the porch, extractor fan, tiled floor and coat hooks.

## STAIRCASE AND LANDING

With arched window to the front, coving, useful airing cupboard including radiator and access into the loft (with drop down ladder).

## MASTER BEDROOM

16'2" x 12'4" (4.95 x 3.76)



A particularly spacious double bedroom with large window overlooking the rear. Fabulous view! Door leading to en-suite. TV point.

## ENSUITE



Fitted with walk-in shower with mirror screen, wall-mounted chrome shower and attachments. Wash basin with mixer tap and WC set into vanity unit in white. Fully fitted throughout with grey ceramic tiles to the walls and floor. Includes chrome edge spotlighting set into tongue and groove ceiling. Underfloor electric heating. Anti-fog heated mirror with shaver point. Frosted window to the front.

## BEDROOM TWO

16'10" x 8'7" (5.15 x 2.63)



A spacious double bedroom with windows to the front and rear. Coving.

## BEDROOM THREE

10'5" x 10'1" (3.19 x 3.09)



Double room to the rear.

## BEDROOM FOUR

13'6" x 9'6" (4.13 x 2.90)



Double room to the rear.

## FAMILY BATHROOM



Fitted with shower enclosure with curved screen in chrome frame and wall mounted chrome shower and attachments. Low level WC, bath with chrome mixer tap and pedestal wash basin with chrome mixer tap. Chrome towel rail and bathroom fittings, fully tiled throughout with cream tiles and grey tiled floor with electric underfloor heating and chrome edge spotlights set into white clad ceiling.

## DRIVE & GARAGE

16'5" x 8'11" (5.01 x 2.74)



A drive for 4 cars leads to a single garage with up and over door. Wall mounted gas boiler.

## FRONT GARDEN



Large front garden, mainly laid to lawn.

## REAR GARDEN



To the rear is a delightful garden, mainly laid to lawn and with curved borders and edges. Attractively laid patio with borders and further seating area. Bin storage area and shed to the side.

## OUTLOOK



From the rear of the property is a superb view over the garden to the field beyond with The Hay and fells in the distance. From the front first floor windows there's a pleasing aspect over rooftops to All Saints Church.

## DIRECTIONS



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From the town centre proceed east, up Castlegate. Just after the sports centre, turn right into Deer Orchard Close then immediately left and follow the road round and the property is on the left.

## COUNCIL TAX

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

## VIEWINGS

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**

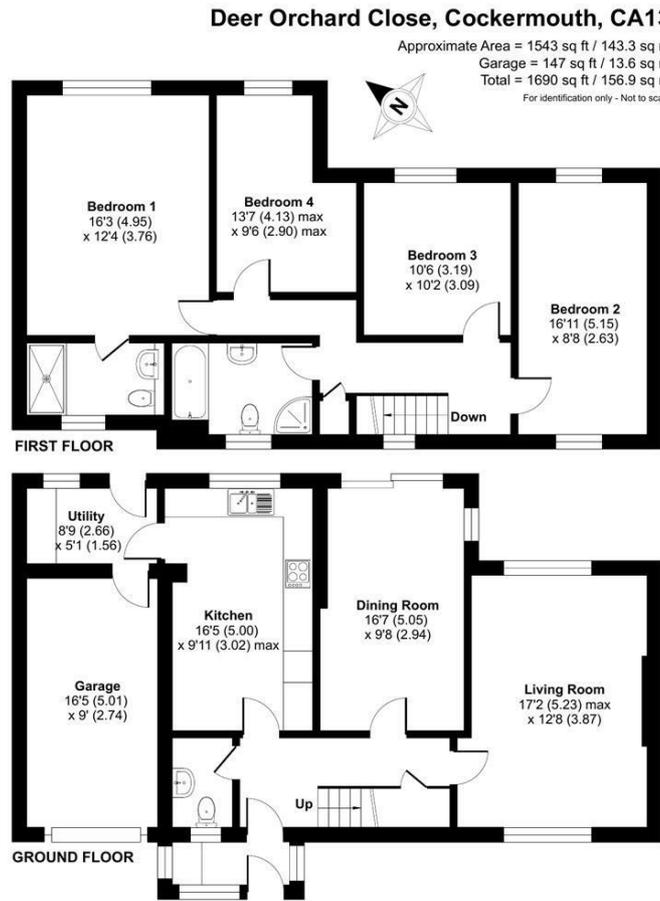
Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

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

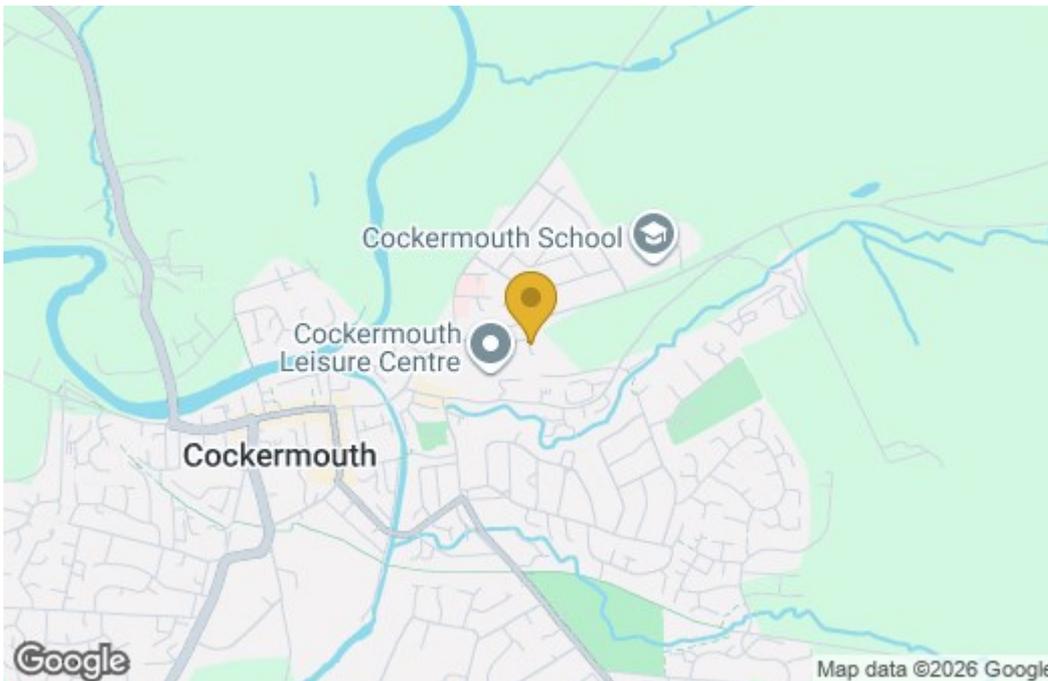
Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

Floor Plan

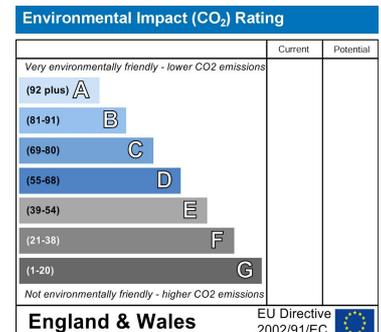
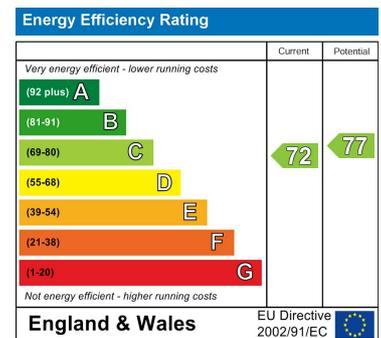


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © rinchcom 2025. Produced for Grisdales. REF: 1402905

Area Map



Energy Efficiency Graph



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