



## Eaglesfield, Cockermouth, CA13 0SF

**£340,000**

THIS ABSOLUTELY STUNNING HOME IS BURSTING WITH CHARACTER, CHARM AND VIBRANT ENERGY that makes it truly special. Beautifully presented throughout, this versatile three-bedroom property (with the option of a fourth bedroom or study) offers stylish, flexible living to suit modern lifestyles.

Inside, you'll find two well-appointed bathrooms, a practical and thoughtfully designed kitchen, and inviting living spaces that feel instantly welcoming.

Outside, the low-maintenance Mediterranean-style courtyard to the rear and side provides the perfect spot to relax or entertain.

Every detail has been carefully considered to create a warm and distinctive home full of personality.

Set in a highly desirable village with excellent access to Cockermouth and the stunning Northern Lake District fells, this is a home that truly has it all—ready for its next owners to move in and fall in love.



## THINGS YOU NEED TO KNOW

Double glazing.  
Central heating.  
Oak doors throughout with chrome ironmongery.

## ENTRANCE

The property is accessed via a wood effect UPVC door with frosted centre panels and that leads into the inner vestibule. With window to the side and window into the study. Tiled floor and step up into:

## INNER HALLWAY



A fabulous welcoming entrance hall with two large windows overlooking the front. Tiled flooring and built-in seating/storage area with cupboards beneath. Tall storage cupboard. Matching built-in cupboard and attractive radiator.

## LIVING ROOM

14'10" x 12'4" (4.54 x 3.78)



Natural oak flooring. Window to the rear. Ceiling beam and beam above window. Wood burning stove within fireplace recess with natural timber beam over and raised hearth with slate finish. Television point.

## DINING ROOM

14'8" x 8'1" (4.49 x 2.48)



Continuation of lounge flooring. Attractive brick finish, timber beams and double UPVC doors leading into the rear lobby.

## REAR LOBBY



Tiled flooring, perspex roof. Two external doors.

## KITCHEN

15'0" x 5'5" (4.58 x 1.66)



Fitted with a range of base and wall units in off-white with chunky handles and all in a shaker design with natural wood worktop over and matching upstand with tiled ceramic splash back. Integrated fridge freezer, Belfast sink with attractive chrome mixer tap. Plumbing for washing machine. Integrated electric oven with stainless steel top and cupboards either side

and with stainless steel splash back and extractor fan over. Hatch opening into dining room. Herringbone style wood effect flooring, spotlighting and opening into lounge.

## INNER LOBBY

Continuation of flooring, stairs to the first floor and recessed area with coat hooks.

## STUDY/SNUG/POTENTIAL BEDROOM 4

9'0" x 6'11" (2.76 x 2.13)



Window into the front entrance lobby and television point. Door into en-suite.

## ENSUITE/GROUND FLOOR SHOWER ROOM



With walk-in shower, fitted with a black shower, including rainfall shower and hand-held hose and clear screen in black frame. Wall-mounted black radiator. Low level WC with concealed cistern and wash basin with black mixer tap set into vanity unit in white with black handles and fittings. 2 useful cupboards - one housing the washing machine and the other housing the gas central heating boiler. Black tiled floor and spotlights and fully fitted throughout with off-white waterproof panelling with chrome edging. Spotlights.

## FIRST FLOOR LANDING

Frosted window to the rear. Cupboard.

## FAMILY BATHROOM



With bath with chrome mixer tap, pedestal wash basin with chrome mixer tap and low level WC. Fitted around sanitary fittings with beige ceramic tiles. Heated and lit mirror and chrome ladder style radiator. Frosted window to the rear.

## BEDROOM ONE

14'11" x 8'1" (4.56 x 2.47)



Double room to the front with access into the loft.



## BEDROOM TWO

11'8" x 8'10" (3.58 x 2.71)



Double room to the front and lovely view of the countryside.

## BEDROOM THREE

10'2" x 7'2" (3.11 x 2.20)

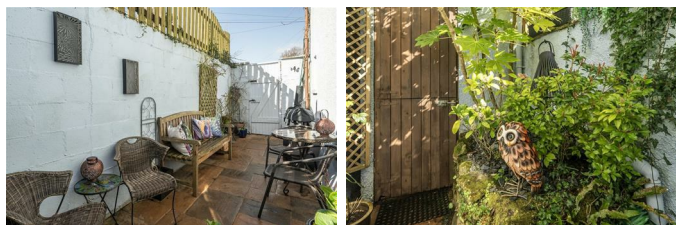


A single room to the front and with hanging rail and shelving. Access to the loft.

## FRONT

There's a small paved area to the front, perfect for plant pots.

## REAR & SIDE



A small courtyard area with stone-built shed to the rear. To the side is a private courtyard with wood store, seating area and gate to the front.

## DIRECTIONS



W3W:///fortress.reporting.dragonfly

From Paddle School proceed into Eaglesfield, staying on the road to the T junction at the end. The property can be found here on the left hand side.

## COUNCIL TAX

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

## 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

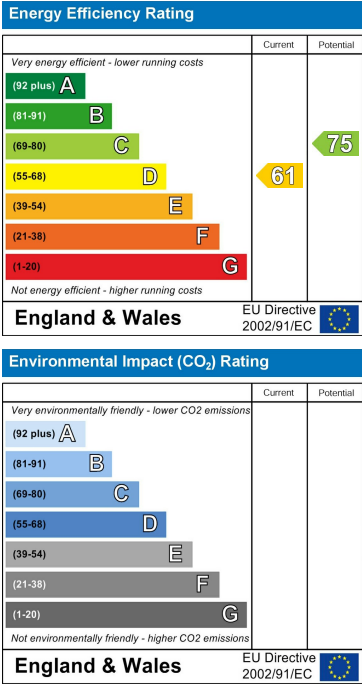


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richrecom 2024. Produced for Grisdales. REF: 1436915

Area Map



Energy Efficiency Graph



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