



Kirkborough Coach House, Ellenborough

£199,950 Freehold

This charming and perfectly located home offers something truly special — a sense of peace and tranquillity that simply cannot be bought. Originally serving as the coach house to the main residence,...







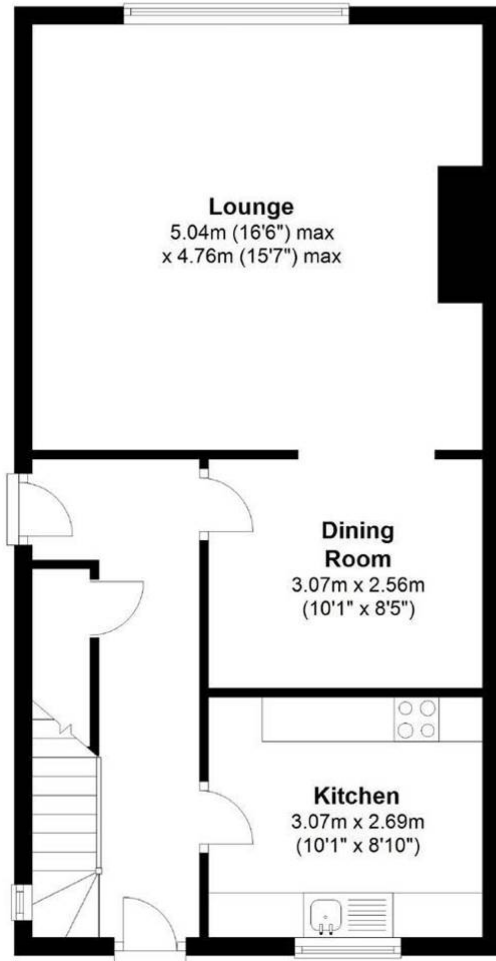
This charming and perfectly located home offers something truly special — a sense of peace and tranquillity that simply cannot be bought. Originally serving as the coach house to the main residence, this delightful three-bedroom property truly feels like a home. Situated just a short distance from the town, it enjoys a wonderfully secluded setting that feels more like open countryside. The property boasts a spacious dual-aspect living room with a multi-fuel burner, a separate dining room, and a modern cream Shaker-style kitchen. The master bedroom benefits from beautiful countryside views along with a side sea view, while two additional bedrooms and a stylish contemporary shower room complete the accommodation. To the front, the garden is a real highlight — a peaceful retreat filled with birdsong and an abundance of mature trees, shrubs, lawn, and well-stocked flower beds. Further benefits include a shared driveway and off-road parking.

Council Tax band: C

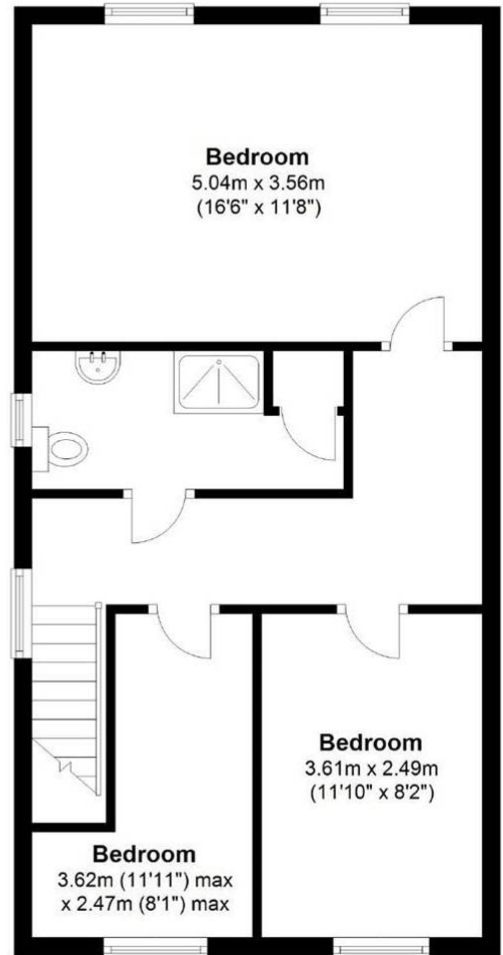
Tenure: Freehold



Ground Floor



First Floor



ENTRANCE HALL

Access via glazed front door, with a mix of laminate and carpet flooring. Staircase to 1st floor. Radiator. Understairs storage cupboard, door leading to external.

LOUNGE

Dimensions: 16.6 x 15.7 (54'5" x 51'6"). Dual aspect double glazed windows, fireplace with multi-fuel burner in decorative brick surround with slate hearth., two radiators. Decorative ceiling beams, arch leading to:

DINING ROOM

Dimensions: 3.07 x 2.56 (10'0" x 8'4"). Decorative ceiling beams, radiator. Serving hatch to:

KITCHEN

Dimensions: 3.07 x 2.69 (10'0" x 8'9"). Range of cream shaker style wall and base units with high gloss worktops, modern tiled splashbacks, integrated fridge, integrated freezer, inset sink and drainer unit, wall mounted gas boiler, laminate flooring.

FIRST FLOOR LANDING

Access to loft. Doors leading to:

BEDROOM ONE

Dimensions: 5.04 x 3.56 (16'6" x 11'8"). Double in size. Two multi-glazed windows. Radiator.

BEDROOM TWO

Dimensions: 3.61 x 2.49 (11'10" x 8'2"). Double in size. Front aspect double glazed window. Radiator.

BEDROOM THREE

Dimensions: 3.62 x 2.47 (11'10" x 8'1"). Single in size. Front aspect double glazed window. Radiator.

SHOWER ROOM

Three-piece suite comprising of walk-in shower, W.C and wash basin. Neutral floor and wall tiling. Chrome ladder radiator. Velux window, storage cupboard with internal radiator.

FRONT EXTERNAL

A picturesque garden with an abundance of shrubs, flower beds, trees including fruit trees.

REAR EXTERNAL

There is a patio seating area surrounded by decorative shrubbery.

PARKING AND ACCESS

The driveway/parking area is shared with Kirkborough Lodge and the vendors of Kirkborough Coach House. The owners of Kirkborough Lodge have ownership of the path, which passes around the property to Kirkborough Lodge. The owners of the Coach House house have access over the path. The front garden is completely owned by Kirkborough Coach House.

DIRECTIONS

W3W///actor.stadium.dislikes Proceed through the town of Maryport towards Dearham/Cockermouth on the A594. After passing Elbra Farm Close there is a left hand turn down a lane. Proceed down the lane taking the left hand fork, past Thane Villas. Kirkborough Coach House is on the right hand side identified by a Grisdales For Sale board.

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

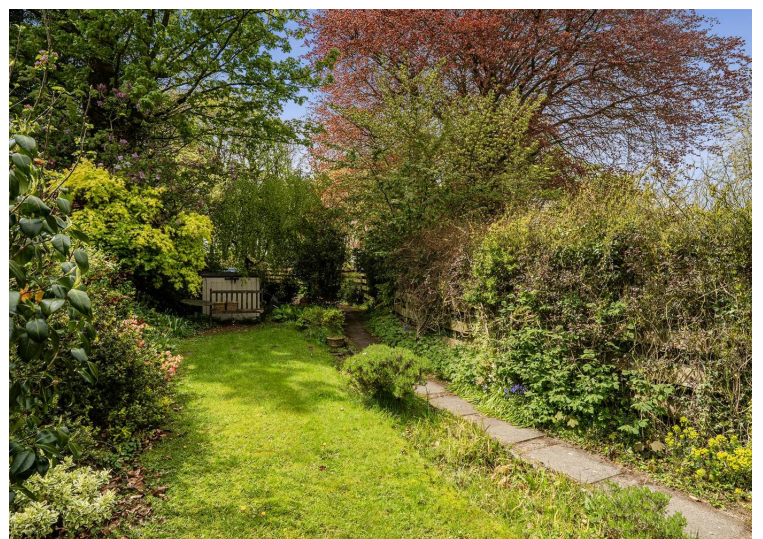
Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. None of the appliances, heating system or fittings included within the sale have been tested or can be assumed to be in full working order. Purchasers are strongly advised to 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.







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