



# GRISDALES

PROPERTY SERVICES



## The Grove Birkby, Maryport, CA15 6RG

**£620,000**

This exceptional Victorian residence combines elegance, comfort, and timeless character.

Every detail has been carefully considered: from the sweeping, beautifully crafted staircase to the original Carrara marble fireplace; from delicate cornices and ceiling roses to deep skirting boards — each feature reflects fine craftsmanship and distinction. Modern comforts have been seamlessly integrated, ensuring the home functions effortlessly for contemporary family life while preserving its historic charm.

Set within approximately three-quarters of an acre of meticulously maintained gardens, the property features rich planting, seven mature trees, and is largely enclosed by a striking sandstone wall.

Tranquillity meets convenience here, with excellent schools, local shops, and essential amenities close by, and the Lake District National Park and nearby beaches within easy reach. More than a house, this is a statement of refined living — a place to welcome friends, create lasting memories, and enjoy the very best of country and coastal life.

Helping you find your perfect new home...

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

40 Main Street, Cockermouth, Cumbria, CA13 9LQ | T: 01900 829 977 | E: cockermouth@grisdales.co.uk

## THINGS YOU NEED TO KNOW

Double glazed sash windows throughout.

Oil central heating.

The property was redecorated externally within the last 12 months.

The property has undergone an extensive refurbishment programme since its purchase by the current owners approximately thirteen years ago.

There is a very small area of flying freehold where the house adjoins the neighbour's property.

In the past planning permission has previously been granted for an annexe but this has since lapsed. Further information available from the vendor if required. Please speak to Grisdales.

## A LITTLE BIT OF HISTORY

It is understood that the original part of the house was a cottage (which is now the kitchen) and this was constructed in circa 1760 and around 1850 it was extended and converted into a manor house which included servants' quarters, a footmans' cottage and a cottage for the stable man.

Over the years the property has been well maintained with many of the original/traditional features having been retained such as deep skirting boards, cornices, mouldings, ceiling roses, the staircase, internal doors (with Bakelite or brass knobs) and there is an original Carrera marble fireplace.

## ENTRANCE

Steps lead up to a covered entrance area with columns and traditional tiling to the floor. The property is accessed via a hardwood entrance door with brass fittings.

## ENTRANCE HALLWAY



A beautiful and very spacious entrance hallway with stairs to the first floor and fitted throughout with Karndean flooring. Fireplace with granite hearth and mantelpiece over.

## DRAWING ROOM

28'8" x 17'7" (8.76 x 5.36)



A particularly elegant room with two large sash windows to the front of the property and double UPVC doors to the side. Original fireplace with open fire on black granite hearth with surround and original Carrara marble mantelpiece over. Television point.

## SITTING/RECEPTION ROOM

19'4" x 13'7" (5.9 x 4.15)



A comfortable room with two large sash windows to the rear. Original open fire on black granite hearth with surround and marble mantelpiece over. Television point.

## FAMILY ROOM

24'3" x 17'10" (7.4 x 5.46)



A fabulous room, perfect for family use and including dining and kitchen space. Karndean flooring throughout, large bay window to the front and smaller window. Cream painted wood panelling in parts.

## KITCHEN



Comprehensively fitted with a range of base and wall units in the Shaker style with natural wood effect worktop over and white ceramic tiled splash back. It includes 1.5 bowl stainless steel sink with mixer tap, integrated dishwasher, space for 1.5 size dual fuel cooker with stainless steel canopy over. Centre aisle unit with attractive lighting over and providing additional cupboards and space for two bar stools.

## CLOAKROOM



Fitted with pedestal wash basin with chrome mixer tap, tiled splash back and low level WC. Oil central heating boiler. Sash window to the front.

## UTILITY ROOM

13'7" x 9'0" (4.16 x 2.75)



Fitted with a range of base and wall units in white with laminate worktop over and white ceramic tiled splash back and

includes stainless steel sink with mixer tap, plumbing for washing machine and space for three further appliances. Hardwood door to the rear. Continuation of Karndean flooring.

## STAIRCASE AND LANDING



Original staircase with beautiful curved natural wood handrail and black metalwork. Large window with attractive arch at half landing level. Access to two lofts.

Walk-in laundry room fitted with slatted shelving and providing excellent storage space.

## BEDROOM ONE

19'5" x 17'2" (5.93 x 5.24)



The larger of the five bedrooms and with two large sash windows overlooking the front.

**BEDROOM TWO**

17'10" x 14'11" (5.46 x 4.55)



A spacious double bedroom to the rear with two sash windows.

**BEDROOM THREE**

17'5" x 14'0" inc bay (5.33 x 4.27 inc bay)



A spacious double bedroom to the front with a large bay window.

**BEDROOM FOUR**

13'5" x 11'7" (4.09 x 3.54)



A spacious double bedroom to the front with a large sash window.

**BEDROOM FIVE**

16'6" x 8'9" (5.04 x 2.68)



Double bedroom to the rear.

## BATHROOM



With freestanding clawfoot bath with chrome tap connected shower hose, pedestal wash basin by Burlington with two chrome taps and tiled splash back. WC. White and chrome Victorian style radiator. Continuation of Karndean flooring. Sash window to the front.

## FAMILY BATHROOM



Bath within tiled surround with chrome mixer tap, low-level WC, pedestal wash basin with chrome mixer tap and walk-in shower with clear screen and chrome frame and wall-mounted Mira shower and attachments. Chrome ladder style radiator, chrome-edged spotlights, tiled floor and beige tiled walls with mosaic tiling. Window to the rear and useful cupboard with slatted shelving.

## DRIVEWAY



Two white painted stone gate stoops give access to a large gravelled driveway which provides ample parking (there is sufficient space for the construction of a garage). Large double black gates lead to the rear of the house.

## FRONT GARDEN



From the gravelled drive at the front of the house stone steps lead down to a more formal garden which is mainly laid to lawn with mature planting, shrubs etc.

To the far side of the house is a further lawn with mature trees, an attractive sandstone boundary wall etc.

## SIDE GARDENS



To the side of the house and beyond the gates is a large brick paved patio area which provides good space for alfresco entertaining and can be accessed from the drawing room.

There is a further lawn to the side with mature planting and allotment garden.

## REAR GARDEN



At the rear there is a large informal garden with a backdrop of mature planting all retained by a large sandstone wall. Concealed oil tank and concrete path to the rear of the property. Outside tap. Garden store (see below)

## REAR COURTYARD GARDEN



Steps lead up to a large paved patio with further steps to a smaller patio, all surrounded by retaining walls, fencing and well-established shrub and floral borders.

## UTILITY STORE

Coal bunker and log store area.

## GARDEN STORE

**17'3" x 14'9" (5.28 x 4.52)**

Garden store with concrete floor, breeze block walls fitted with a good range of shelving and with electricity. This could easily be converted into a garage.

## DIRECTIONS



W3W///pheasants.apartment.sometimes

From Maryport proceed in a northerly direction and on entering Birkby turn right immediately before the green. Bear left around the green and the property is on the right hand side.

## OUTLOOK



From the front of the property there is a lovely westerly outlook over the garden to the countryside in the distance.

## COUNCIL TAX

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

## 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.

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.

## 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.

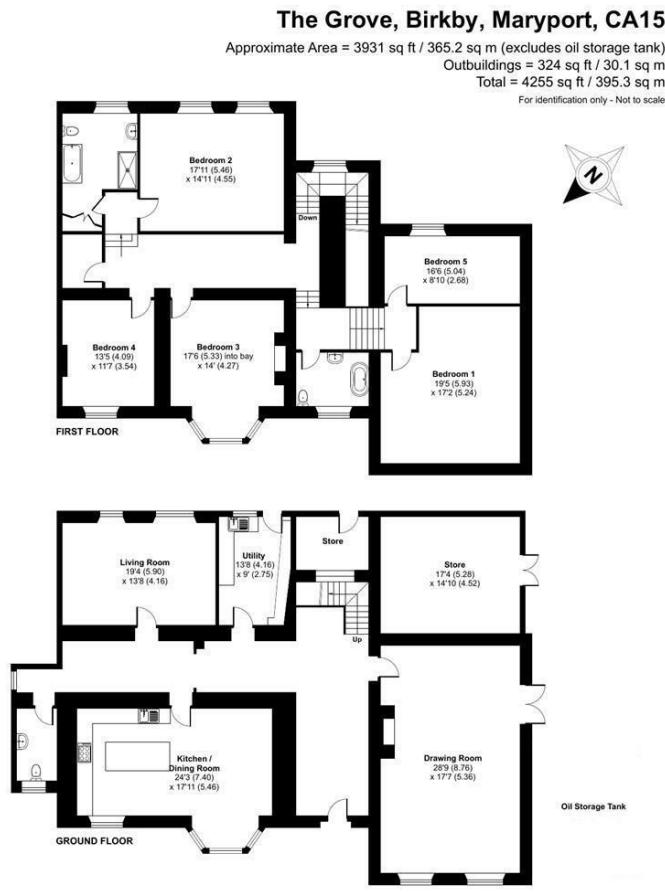
## MORTGAGE ADVICE

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.

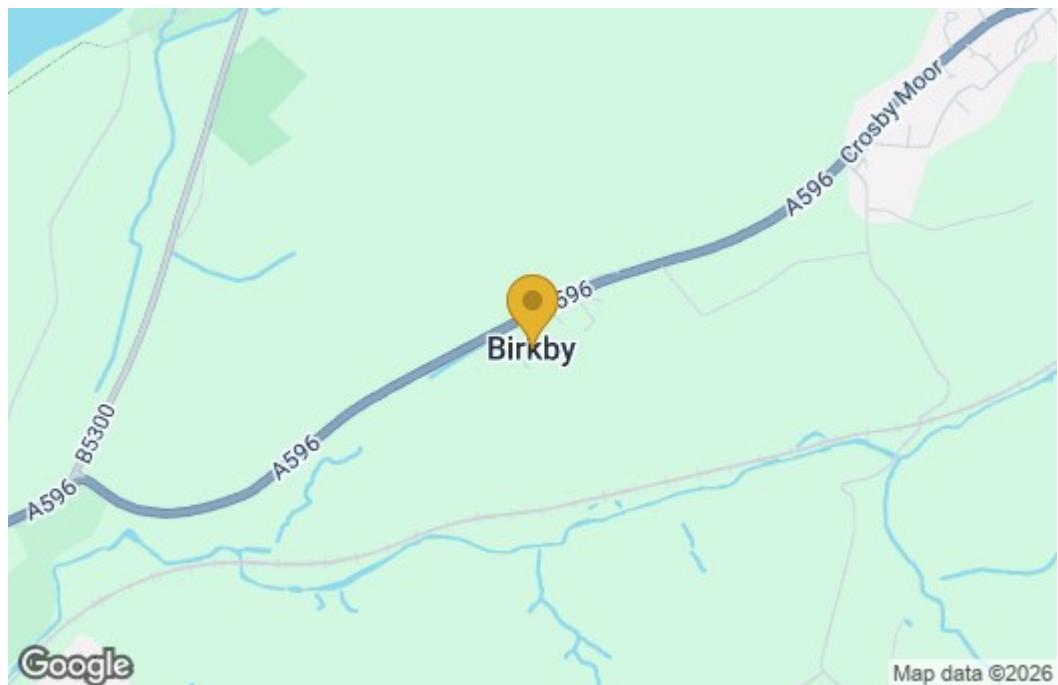
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let

## Floor Plan

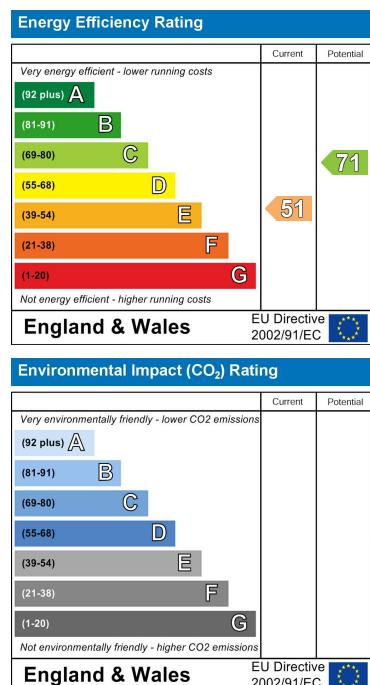


 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Grisdales. REF: 1360607

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.