



GRISDALES

PROPERTY SERVICES



1 Cragg Cottages, Deanscales, CA13 0SL

£228,000

LIFE IN THIS SLEEPY HAMLET GOES AT A GENTLE PACE and being just a stone's throw away from the village pub you can understand why! However, in no time at all you're in the bustling town of Cockermouth with its grand array of independent shops, eateries and leisure facilities, and as for walks and swimming - check out the Fells and Lakes around Loweswater and Buttermere.

There's a choice of Outstanding primary schools in the local area and Cockermouth School comes highly recommend for older students.

Under the slate roof of this three bedroomed mid terraced cottage you will discover a very comfortable home - the sitting room boasts a woodburning stove set within a brick built fireplace. The attractive wood effect flooring is practical and in keeping with the cottage vibe and the front and rear windows bring in bags of natural light. Through to the kitchen you'll find practical yet traditional fittings with ample space to sit and enjoy your morning coffee and croissant. Upstairs the three bedrooms provide great space for a family with a three piece bathroom as well. Beyond the back door is a pretty garden, a private sanctuary to appreciate the floral and fauna and opposite the front of the house is a single garage and off-road parking - practical touches that ensure life at Cragg Cottage is as comfortable as it is picturesque.

*** NO CHAIN *** NO CHAIN *** NO CHAIN ***

Helping you find your perfect new home...

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

THINGS YOU NEED TO KNOW

Electric heating and double glazing.

ENTRANCE

The property is accessed via a hardwood door with frosted glazing panels, into:

ENTRANCE PORCH

With wall mounted shelves, coat hooks, coving and uPVC door leading into:

SITTING ROOM

18'7" x 13'8" (5.67 x 4.18)



With wood burning stove set within fireplace alcove with brick chimney breast, oak mantelpiece and tiled hearth, wood effect laminate floor, windows to the front and rear, coving, television point and door leading into:

REAR LOBBY

With uPVC door to the back garden, wall mounted fuse box and wood effect vinyl floor covering.

KITCHEN

18'7" x 9'3" (5.68 x 2.84)



Fitted with a range of base and wall units in pine with laminate worktop over. Includes plumbing for washing machine, space for fridge/freezer, stainless steel sink, electric cooker with glass splashback and extractor fan over. Slate window sill, coving, wood effect floor covering, ample space for a dining table and windows to the front and rear. Stairs lead to the first floor.

LANDING

With storage cupboard.

BEDROOM ONE

10'8" x 9'6" (3.26 x 2.90)



Double room with an aspect to the front, vaulted ceiling, walk-in cupboard with shelf and hanging rail.

BEDROOM TWO

11'3" x 8'11" (3.44 x 2.74)



Double room to the front with vaulted ceiling, timber beams.

BEDROOM THREE

8'5" x 8'1" (2.59 x 2.48)



Double room to the rear with ceiling beams.

BATHROOM



Fitted with a pale peach coloured suite comprising bath with wall mounted electric shower over and clear screen, wash basin and matching WC. Fully tiled throughout with peach coloured ceramic tiles, frosted window to the rear, ceiling beam and cupboard with shelving and electric heater.

EXTERNALLY - GARAGE AND PARKING

22'6" x 15'3" (6.87 x 4.65)



Opposite the property is a single garage (the middle of the row of 3) with additional parking in front of that.

EXTERNALLY FRONT GARDEN



An area of flowers with bark and a gravelled path leads to the front door.

EXTERNALLY REAR GARDEN



Enclosed garden mainly laid to lawn with slate chipping path and well established shrub and floral borders.

OUTLOOK



There is a pleasing outlook from first floor windows.

DIRECTIONS



From the A5086 turn into Deanscales at the Old Posting House Pub. Continue into the village, round the sharp left hand bend and 1 Cragg Cottages can be found on the left hand side.

W3W: ///bookshelf.topping.shorthand

COUNCIL TAX

We have been advised by Cumberland Council (0303 123 1702) that this property is placed in Tax Band C.

VIEWING ARRANGEMENTS

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

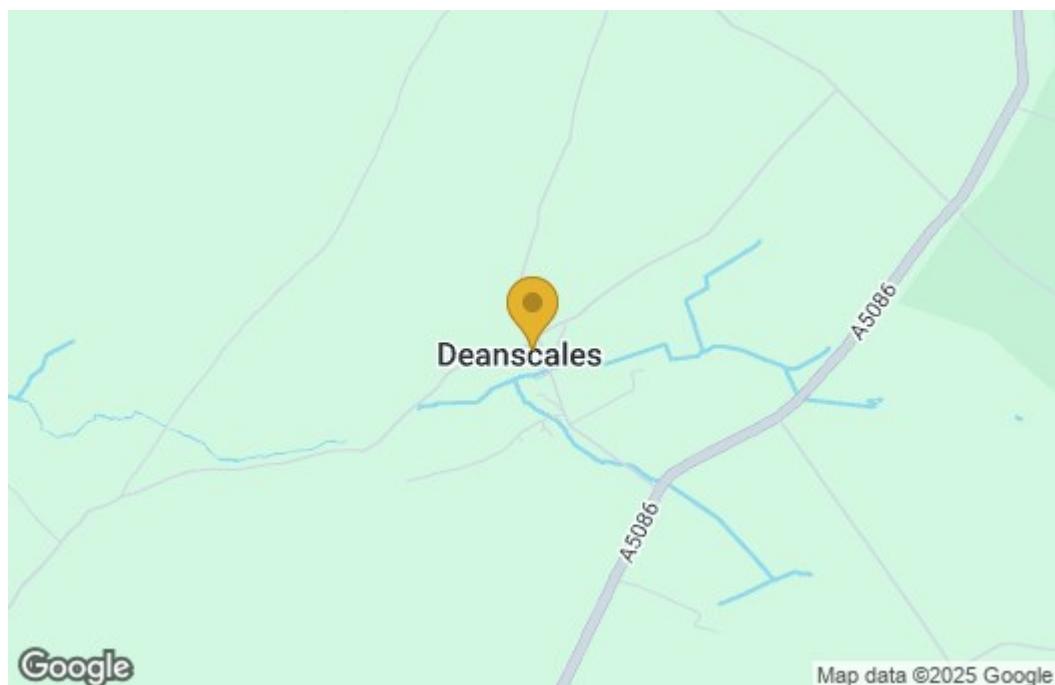
Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

Floor Plan

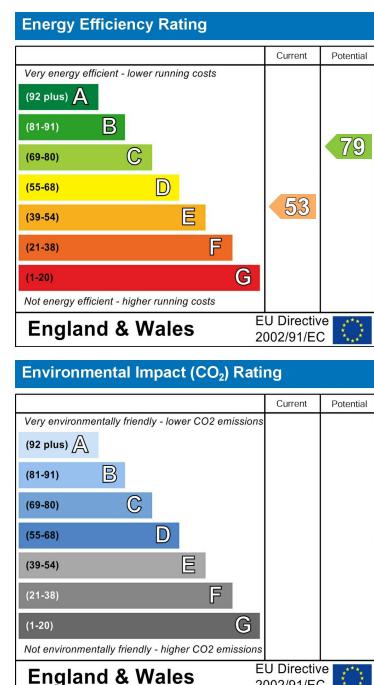


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Grisdales. REF: 1336064

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.

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