



GRISDALES

PROPERTY SERVICES



Kirkborough Coach House Ellenborough, Maryport, CA15 7RD

£210,000

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.

Helping you find your perfect new home...

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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

54'5" x 51'6" (16.6 x 15.7)



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

10'0" x 8'4" (3.07 x 2.56)



Decorative ceiling beams, radiator. Serving hatch to:

KITCHEN

10'0" x 8'9" (3.07 x 2.69)



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

16'6" x 11'8" (5.04 x 3.56)



Double in size. Two multi-glazed windows. Radiator.

BEDROOM TWO

11'10" x 8'2" (3.61 x 2.49)



Double in size. Front aspect double glazed window. Radiator.

BEDROOM THREE

11'10" x 8'1" (3.62 x 2.47)



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

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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.

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.

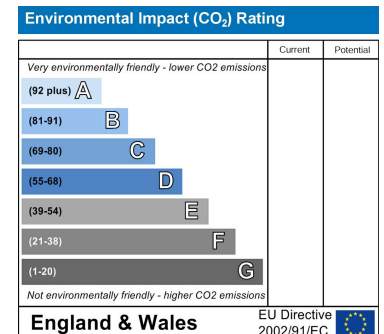
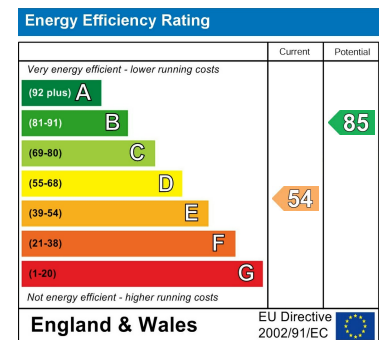
Floor Plan



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.